FUTURE LAND USE ATLAS AMENDMENT STAFF REPORT AMENDMENT ROUND 17-D

PLANNING COMMISSION PUBLIC HEARING, JULY 14, 2017

A. Application Summary

I. General

Project Name:	**Westgate Belvedere CRA FLUA Corrective**
Request:	**To revise the Future Land Use Atlas to correct underlying density (6.81 acres) and to correct a commercial category (1.05 acres)**
Acres:	7.86 total acres
Project Manager:	Melissa Michael, Planner II
Applicant:	Palm Beach County
Staff Recommendation:	Staff recommends ***approval*** based upon the findings and conclusions contained within this report.

II. Assessment & Conclusion

This is a County Initiated Corrective amendment to correct inadvertent errors on the Future Land Use Atlas (FLUA) for properties located within the Westgate Belvedere Homes Community Redevelopment Area (CRA). The amendment proposes to modify the future land use designation for 3 sites comprised of 4 parcels on 7.86 acres of land. The amendment proposes to add underlying residential densities on two sites and to assign a commercial category on the third site. These changes are proposed to establish consistency between the existing uses and zoning district with the Comprehensive Plan, thereby allowing these uses to continue as conforming uses. Further, the correction of the underlying residential density will allow infill residential development or redevelopment of these parcels consistent with the CRA. The three sites are summarized as follows:

- Site A, 4.62 acres, to assign an underlying residential density of 8 units per acre on properties with CH and Commercial High with Crosshatching (CHX) future land use to correct an error
- Site B, 1.05 acres, to assign a Commercial High category to a property with Commercial future land use to reflect the Commercial General zoning
- Site C, 2.19 acres, to assign an underlying residential density of 8 units per acre on a property with Institutional and Public Facilities future land use to reflect the residential zoning

III. Hearing History

Local Planning Agency:

Board of County Commissioners Transmittal Public Hearing:

State Review Comments:

Board of County Commissioners Adoption Public Hearing:

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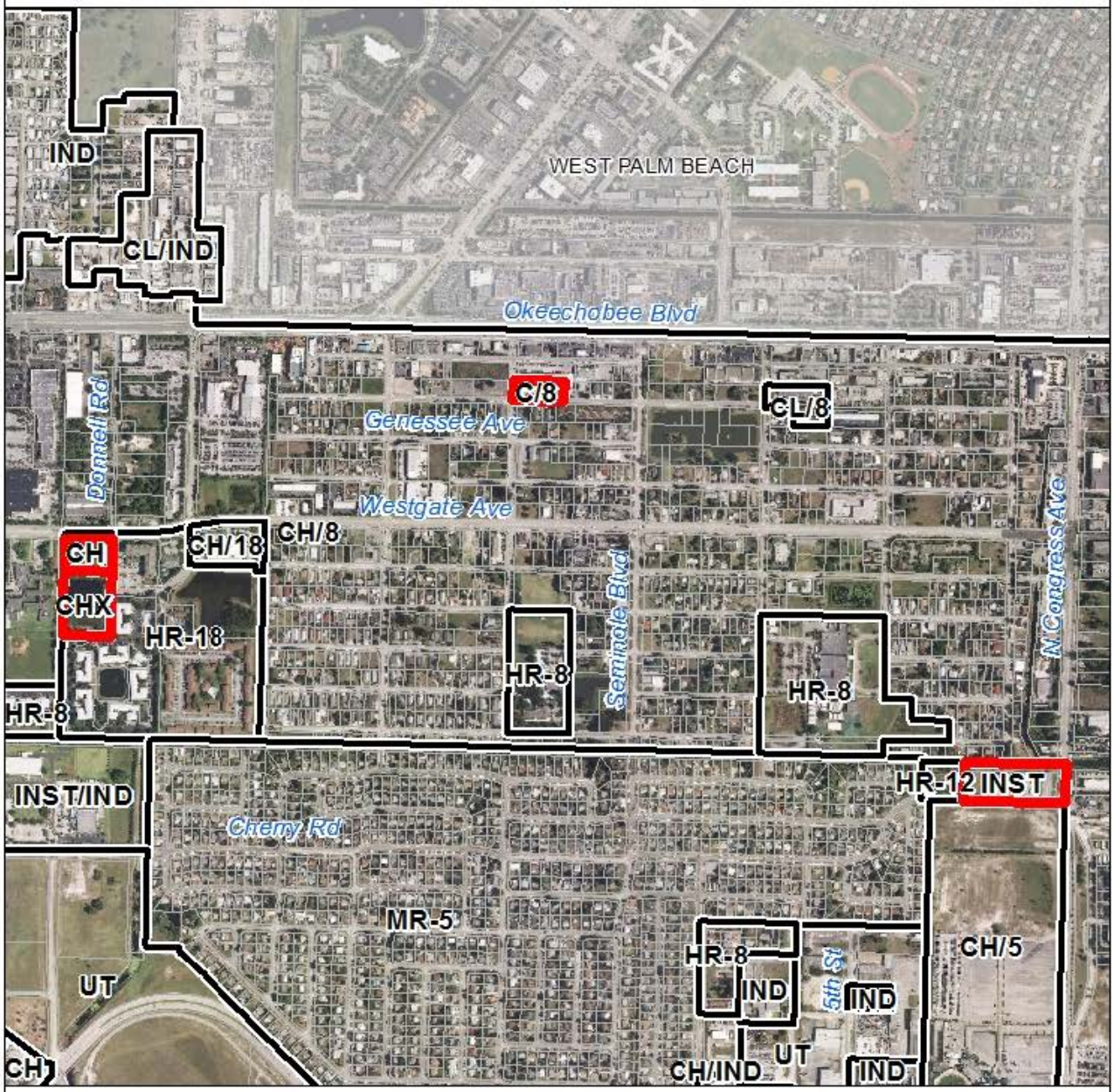
Future Land Use Atlas Amendment

Westgate Area Corrections - Overview



Future Land Use Designations

MR-5	Medium Residential, 5 units per acre	CL/IND	Commercial Low underlyng Industrial	INST/8	INST underlying HR-8
HR-8	High Residential, 8 units per acre	CH	Commercial High	INST/IND	INST under Industrial
HR-12	High Residential, 12 units per acre	CH/5	CH underlying MR-5	IND	Industrial
HR-18	High Residential, 18 units per acre	CH/8	CH underlying HR-8	IND/8	IND underlying HR-8
C/8	Commercial underlying HR-8	CHX	CH with Crosshatching	UT	Utilities & Transportation
CL/8	Commercial Low underlying HR-8	INST	Institutional		

Date: 6/15/2017
Contact: Planning
Filename: Planning\AMEND\17-D\Site\Westgate
Note: Map is not official, for presentation purposes only.

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0 250 500 1,000 Feet

Planning, Zoning & Building
2300 N. Jog Rd, WPB, FL 33411
Phone (561) 233-5300

B. Petition Summary

I. General Data

Project Name:	**Westgate Area Corrective**
Request:	**To revise the Future Land Use Atlas to correct underlying density (6.81 acres) and to correct a commercial category (1.05 acres)**
Acres:	7.86 total acres
Project Manager:	Melissa Michael, Planner II
Applicant:	County Initiated Amendment
Comm. District:	Commissioner Mack Bernard, District 7

II. Site Data

Site A:	**LGA 2017-023** **From CH to CH/8 (1.53 acres) and CHX to CHX/8 (3.09 acres)** 4.62 acres located on the south side of Westgate Ave, approx. ¼ mile east of Military Trail. These two parcels have CG zoning.
Site B:	**LGA 2017-024** **From C/8 to CH/8** 1.05 acres located on the northeast corner of Tallahassee Dr and Chickamauga Ave. This single parcel has CG zoning.
Site C:	**LGA 2017-026** **From INST to INST/8** 2.19 acres located on the northwest corner of Congress Ave and Cherry Rd. This single parcel has Residential High (RH) zoning.

C. Introduction & Review

I. Intent of the Amendment

This is a County Initiated Corrective amendment to correct inadvertent errors on the Future Land Use Atlas (FLUA) for properties located within the Westgate Belvedere Homes Community Redevelopment Area (CRA). The amendment proposes to modify the future land use designation for three sites comprised of four parcels on 7.86 acres of land. The intent of the amendment is to correct inadvertent errors on the FLUA. The corrections, as detailed in Exhibit 1, will reflect the existing uses and zoning districts on these properties to ensure that the existing uses can continue as conforming uses.

II. Data and Analysis Summary

This section of the report summarized the basis of the amendment and consistency of the amendment with the County's Comprehensive Plan. The specific discussion each of the three sites is presented in Exhibit 2. The data and analysis for each is summarized as follows:

- Site A, 4.62 acres. This amendment will assign an underlying residential density of 8 units per acre on properties with CH and Commercial High with Crosshatching (CHX) future land use to correct an error and for consistency with the Westgate Belvedere Homes CRA.
- Site B, 1.05 acres. This amendment will assign a Commercial High category to a property with Commercial future land use to reflect the Commercial General zoning. This change will ensure consistency with the future land use designation and zoning.
- Site C, 2.19 acres. This amendment will assign an underlying residential density of 8 units per acre on a property with Institutional and Public Facilities future land use to reflect the residential zoning. This change will ensure consistency with the future land use and zoning, and also establish consistency with the Westgate Belvedere Homes CRA.

Westgate/Belvedere Homes Community Redevelopment Area Overlay (WCRAO). The subject sites lie within or near the boundaries of the Westgate/Belvedere Homes Community Redevelopment Area Overlay (WCRAO). The WCRAO is formally recognized in the Palm Beach County Comprehensive Plan Land Use Element and the Palm Beach County Unified Land Development Code (ULDC). Under Sub-Objective 1.2.4 of the Comprehensive Plan Land Use Element, the WCRAO was created to encourage development and redevelopment of the Westgate area. The provisions of Sub-Objective 1.2.4 are designed to arrest deterioration of property values, preserve affordable housing, and complement relevant community redevelopment efforts. The area was established in 1988 by the Board of County Commissioners (BCC) as a special district for the redevelopment of the area. The following policy applies to this amendment.

> ***Policy 1.2.3-b: Bonus Density Pool -*** *The Board of County Commissioners has the authority within the WCRAO to approve residential densities higher than those shown on the Future Land Use Atlas for areas designated residential. These additional units must be obtained from a density pool of 1300 bonus units assigned to the Westgate/Belvedere Homes Area by this Element. A proposed residential project must be recommended for approval by the Community Redevelopment Agency to be eligible to receive bonus units from the density pool. The pool of units may be increased through amendments to the Comprehensive Plan text.*

Staff Analysis: Future Land Use Element Policy 1.2.3-b of the Comprehensive Plan allows properties within the WCRAO boundaries to develop or redevelop with residential uses through a bonus pool of units. The policy applies only to properties with an underlying residential density. The bulk of this amendment proposes to assign underlying densities which will allow the sites within the boundaries to apply for density increased through the pool. This amendment will result in all of the properties within the Overlay as having an underlying residential density. The proposed amendment is consistent with this policy as it will ensure that the subject sites within the Overlay can apply to utilize this pool.

II. Public and Municipal Review

The Comprehensive Plan Intergovernmental Coordination Element **Policy 1.1-c** states that *"Palm Beach County will continue to ensure coordination between the County's Comprehensive Plan and plan amendments and land use decisions with the existing plans of adjacent governments and governmental entities..."*

A. **Intergovernmental Coordination:** Notification of this amendment was sent to the Palm Beach County Intergovernmental Plan Amendment Review Committee (IPARC) for review on June 30, 2017. To date, no comments have been received.

B. Public notice by letter was mailed to the owners of properties on June 23, 2017. In addition, on June 23, 2017 notification was provided to the Westgate/Belvedere Homes CRA. To date, no correspondence has been received. Letters received are added to the Exhibits during the course of the amendment process.

C. **Informational Meeting:** The Planning Division invited the properties owners and interested parties to relay information regarding the amendment and development approval process on July 6, 2017. No members of the public were in attendance regarding the subject site.

III. Conclusions and Recommendation

This is a County Initiated Corrective amendment to correct inadvertent errors on the Future Land Use Atlas (FLUA) for properties located within the Westgate Belvedere Homes Community Redevelopment Area (CRA). The amendment proposes to modify the future land use designation for three sites comprised of four parcels on 7.86 acres of land. The amendment proposes to add underlying residential densities on two sites and to assign a commercial category on the third site. These changes are proposed to establish consistency between the existing uses and zoning district with the Comprehensive Plan, thereby allowing these uses to continue as conforming uses. Further, the correction of the underlying residential density will allow infill residential development or redevelopment of these parcels consistent with the CRA.

As such, staff recommends ***approval***.

Exhibits		**Page**
1.	Exhibit 1	E-1
2.	Exhibit 2 - Site Area Descriptions	E-4

Exhibit 1

Amendment No:	**Westgate Area Corrective - Site A (LGA 2017-023)**
FLUA Page No:	57
Amendment:	From Commercial High (CH) to Commercial High with an underlying 8 units per acre (CH/8) on 1.53 acres and Commercial High Crosshatching (CHX) to Commercial High Crosshatching with an underlying 8 units per acre (CHX/8) on 3.09 acres
Location:	South side of Westgate Ave approx. ¼ mile east of Military Trl
Size:	4.62 total acres
PCN:	00-42-43-25-00-000-1430; 00-42-43-25-00-000-1490
Conditions:	None

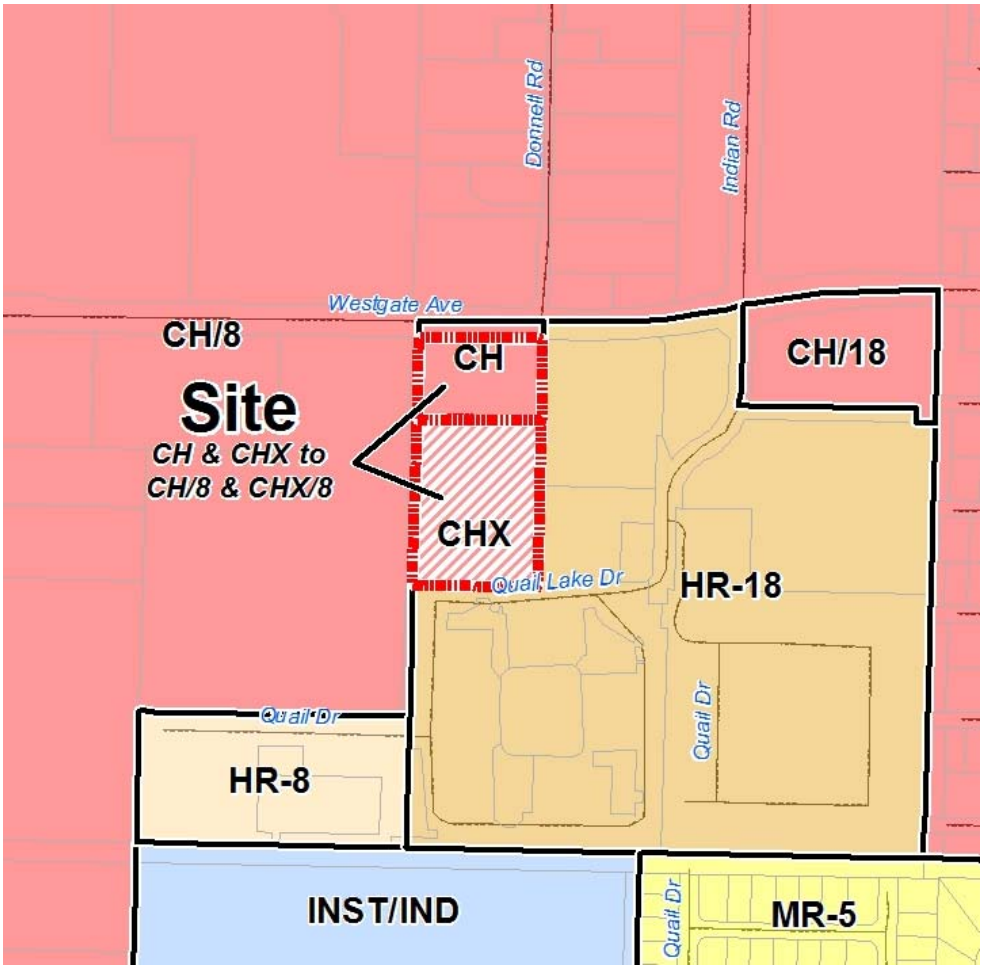

Exhibit 1 (cont.)

Amendment No:	**Westgate Area Corrective - Site B (LGA 2017-024)**
FLUA Page No:	58
Amendment:	From Commercial with an underlying 8 units per acre (C/8) to Commercial High with an underlying 8 units per acre (CH/8)
Location:	Northeast corner of Tallahassee Dr and Chickamauga Ave
Size:	1.05 acres (portion of a 2.0 acre property)
PCN:	00-43-43-30-03-009-0010
Conditions:	None

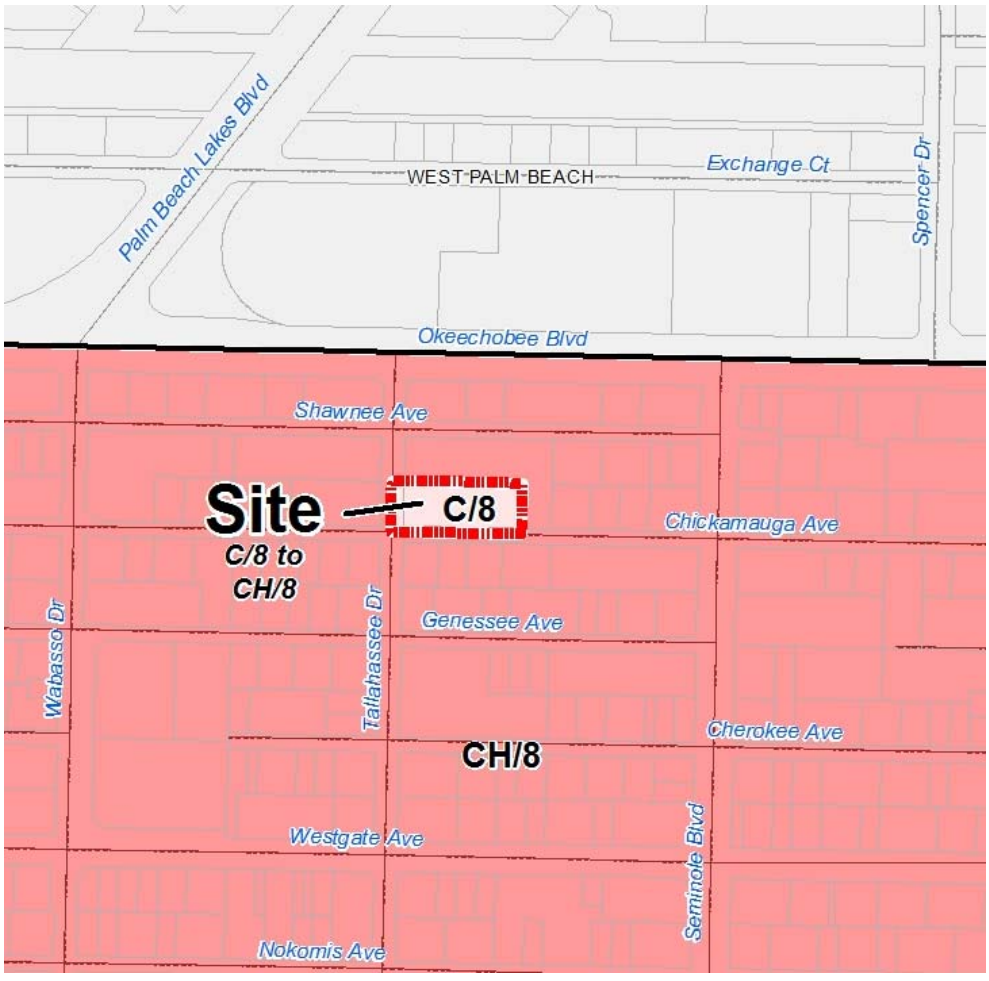

Exhibit 1 (cont.)

Amendment No:	**Westgate Area Corrections - Site C (LGA 2017-026)**
FLUA Page No:	58
Amendment:	From Institutional (INST) to Institutional with an underlying High Residential, 8 units per acre (INST/8)
Location:	Northwest corner of Congress Ave and Cherry Rd
Size:	2.19 acres
PCN:	00-43-43-30-17-001-0231
Conditions:	None

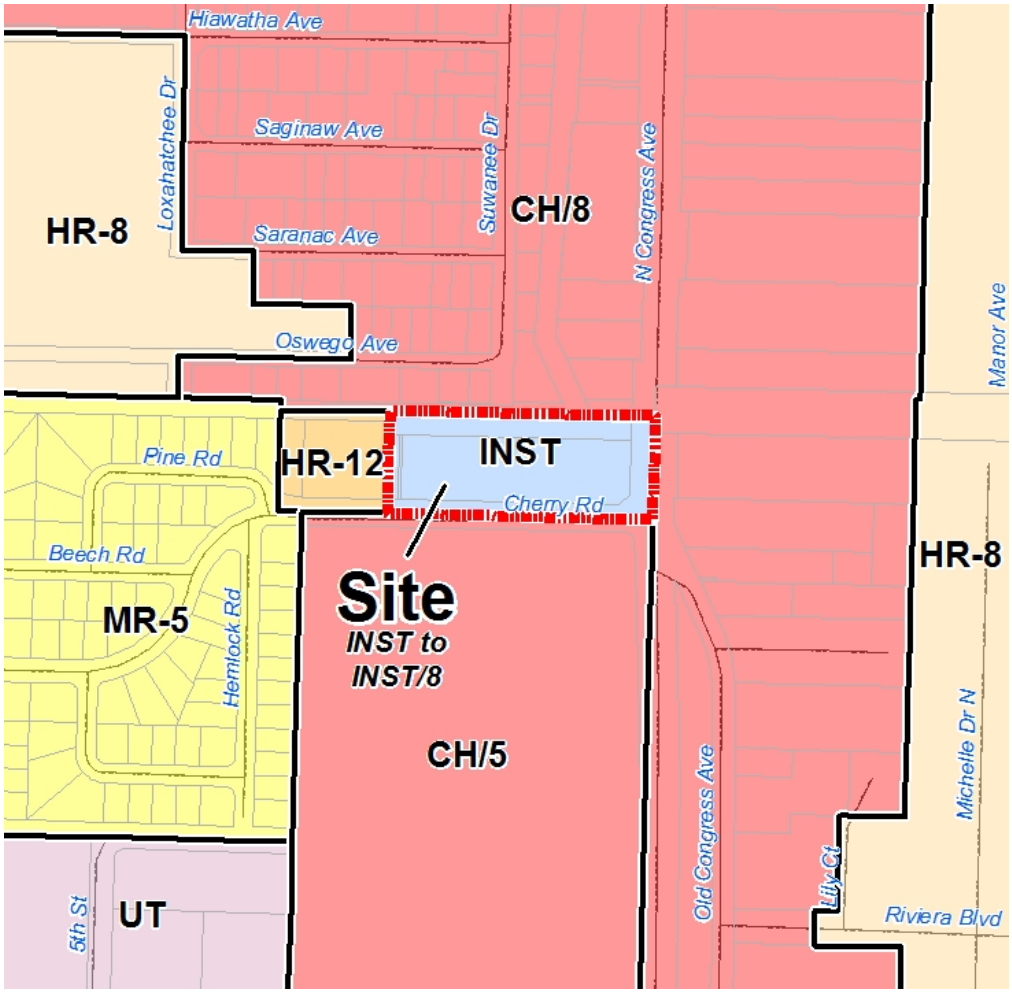

Exhibit 2

Site Area Descriptions

A. Site A

This site is comprised of two parcels totaling 4.62 acres located on the south side of Westgate Ave, approx. ¼ mile east of Military Trail. The 1.53 acre property fronting Westgate Avenue is currently vacant and has a Commercial High (CH) future land use designation. The 3.09 acre property to the south is used for water retention and has a Commercial with Cross-hatching (CHX) designation. Both of the properties have CG zoning. In 2004, the 1.53 acre property was the subject of a County Initiated Corrective amendment (Ord. 2004-048) to eliminate the Crosshatching. The staff report inadvertently did not carry forward the underlying 8 units per acre that existed on the property. This corrective amendment would assign an underlying 8 units per acre density and will allow the parcels to be developed with residential uses to correct the error and for consistency with the Westgate Belvedere Homes Community Redevelopment Area.

B. Site B

This site is comprised of a 1.05 acre portion of a 2.0 acre parcel located on the northeast corner of Tallahassee Dr and Chickamauga Avenue. The 1.05 acre portion has a Commercial with underlying 8 units per acre future land use designation (C/8). The remainder of the property has a Commercial High with underlying 8 units per acre (CH/8) future land use designation. This parcel has CG zoning and is developed with 8,911 square feet of non-residential uses according to the Property Appraiser. In 2001, the 'Commercial (C) designation was replaced by 'Commercial Low (CL)', 'Commercial High (CH)', or 'Commercial High-Office' categories. 1,672 commercially designated parcels totaling approximately 2,132 acres were affected, the 1.05 acre portion of this site (which later combined into a single 2.0 acre parcel) was inadvertently missed. This amendment is proposed to assign a Commercial High category for consistency with the remainder of the parcel and the CG zoning district.

C. Site C

This site is comprised of one parcel totaling 2.19 acres on the northwest corner of Congress Avenue and Cherry Road. The site has not been the subject of a prior future land use amendment and has Residential High (RH) zoning. This amendment will assign an underlying residential density of 8 units per acre for consistency with the RH zoning, thereby allowing the existing uses and zoning to be consistent with the Comprehensive Plan. This change will also allow the site to be redeveloped with residential uses if desired by the property owner for consistency with the Westgate Belvedere Homes Community Redevelopment Area.