



DATE: May 26, 2021

TO: Members of the Planning & Zoning Board

FROM: Alexis Rosenberg, Senior Community Planner

THRU: William Waters, AIA, NCARB, LEED, AP BD+C, ID SEED, Director for Community Sustainability

MEETING: June 2, 2021

SUBJECT: **PZB Project Number 20-00300001**: A City initiated small scale Future Land Use Map (FLUM) amendment of the property located at 32 South B Street from Mixed Use – East (MU-E) to Public Recreation and Open Space (PROS). PCN # 38-43-44-21-15-003-0010.

PROJECT DESCRIPTION:

The proposed City initiated FLUM amendment would amend the FLU designation of 32 South B Street from Mixed Use – East (MU-E) to Public Recreation and Open Space (PROS). The proposed FLUM amendment is being reviewed concurrent with a rezoning of 32 South B Street from Single Family Residential (SFR) to PROS. The site is currently being utilized as a neighborhood playground. The approval of the FLUM amendment would reflect the existing use as a neighborhood playground and picnic area as permitted in the PROS zoning district. The amendment is supported by and is consistent with the Comprehensive Plan and City Strategic Plan as described in the Comprehensive Plan and Strategic Plan analysis section of this report.

The current FLU and proposed FLU maps are included as Exhibit A in the attached proposed Ordinance. The data and analysis section in the staff report was prepared in accordance with the requirement of F.S. 163.3177 and provides relevant and appropriate data based the City’s community goals and vision and consistency with level of service requirements. The proposed FLUM amendment is eligible for processing as a small-scale future land use map amendment per F.S. 163.3187. If adopted, the proposed amendment would be sent to the Florida Department of Economic Opportunity (DEO) upon adoption and become effective 31 days after adoption if not challenged within 30 days.

Staff Recommendation:

Staff has reviewed the documentation and materials provided, applying the applicable guidelines and standards found in the City of Lake Worth Beach zoning code. The proposed FLUM amendment meets the criteria of the Comprehensive Plan and LDRs. Therefore, staff recommends that the Planning and Zoning Board recommend that the City Commission adopt the proposed small scale FLUM amendment.

PROPERTY DESCRIPTION:

Applicant	City of Lake Worth Beach Public Works Department
Owner	City of Lake Worth Beach
General Location	Northeast corner of 1 st Avenue South and South B Street
Existing PCN Numbers	38-43-44-21-15-003-0010
Existing Land Use	Neighborhood playground
Existing Zoning	Single Family Residential (SFR)
Existing Future Land Use Designation	Mixed Use – East (MU-E)

LOCATION MAP:



BACKGROUND:

The subject site is a 27,000 (200' x 135') square foot lot that is made up of four 50-foot wide platted lots. The property is located at 32 South B Street which is located in the northeast corner of 1st Avenue South and South B Street. Based on City records, it appears that at one time, all four lots had their own parcel numbers and separate addresses.

ANALYSIS:**Public Support/Opposition**

Staff not received letters of support or opposition for this application.

Data and Analysis

The proposed PROS Future Land Use for the subject property is compatible with the Future Land Use designations of surrounding properties. The following outlines the Future Land Use designations for the adjacent areas:

- Future Land Use Map amendment for approximately 0.62 acres from Mixed Use - East (MU-E) to Public Recreation and Open Space (PROS) located at 32 South B Street, on the northeast corner of 1st Avenue South and South B Street.

Current Zoning	Adjacent Direction	Future Land Use
Single Family Residential	North	Mixed Use - East
Single Family Residential	South	Single Family Residential
Single Family Residential	East	Mixed Use East
Single Family Residential	West	Mixed Use East

JUSTIFICATION:

The PROS FLU designation designates locations for parks and other outdoor open space areas intended for active or passive use. The amendment provides open space amenities to the Royal Poinciana Neighborhood which aids in delivering sustainable outdoor opportunities to City residents. The implementing zoning district of the PROS land use designation is PROS. Currently, the land use is not consistent with the Comprehensive Plan. However, if the FLU is successfully amended to PROS and if the property is successfully rezoned to PROS, the land use will be consistent with the Comprehensive Plan.

COMPREHENSIVE PLAN AND STRATEGIC PLAN ANALYSIS:

Consistency with the Comprehensive Plan

The proposed FLUM amendment is consistent and in support of the following associated Objectives and Policies of the City of Lake Worth Beach's Comprehensive Plan. The underlined text emphasizes key concepts, strategies and objectives within these objectives and policies that are furthered by the subject amendments.

1. FUTURE LAND USE ELEMENT

Policy 1.1.2.13: The Public and Public Recreation and Open Space land use designations are mapped on sites where such uses already exist. The mapping of these uses on these sites indicates that no alternative use of these sites should be established without a properly considered and enacted Future Land Use Map amendment.

2. HOUSING AND NEIGHBORHOODS ELEMENT

Policy 3.3.1.7: The City shall strengthen the sense of place in each neighborhood with adequate and well-designed, public facilities such as libraries, schools, recreation centers, fire stations, and streetscapes.

3. CONSERVATION ELEMENT

Policy 6.1.3.2: The City will adopt incentives to encourage the provision of open space areas within future developed areas. Consistent provisions are in the Recreation and Open Space and the Future Land Use elements.

4. RECREATION AND OPEN SPACE ELEMENT

Policy 7.1.1.2: The City shall identify properties available for acquisition and/or vacant or underutilized properties, and consider acquiring these properties in order to expand its inventory of usable recreation and open space.

Policy 7.1.1.5: The City shall consider acquiring and preserving open space lands for purposes of recreation, habitat protection and enhancement.

Consistency with the Strategic Plan

The proposed amendment furthers the City's Strategic Plan that is committed to building a vibrant and diverse economy, planning thoughtfully for the future, and support the Strategic Pillars of Positioning Lake Worth Beach to be a competitive viable location of choice, Strengthening Lake Worth Beach as a "Community of Neighborhoods", and Navigating towards a sustainable community.

Specifically, the proposed amendments are consistency with the following Strategic Plan Pillars:

Pillar I: Positioning Lake Worth Beach To Be A Competitive Viable Location Of Choice

E: Provide superior public amenities and services to retain existing and entice new residents and businesses.

Pillar II: Strengthening Lake Worth Beach as a 'Community of Neighborhoods'

E: Deliver sustainable indoor-outdoor leisure opportunities (Parks and Open Spaces).

Level of Service Analysis

Pursuant to Chapter 163 of the Florida Statutes, any FLU amendment must be evaluated to determine if the proposed future land use will have a significant impact on the long-range level of service (LOS) for public facilities (i.e. drainage, potable water, wastewater, solid waste, parks, schools, and traffic) that service the property and the surrounding area. The LOS for public facilities is analyzed based on the maximum development potential for the existing and proposed FLU, and whether or not each public facility has capacity to accommodate any additional demands. According to the City's Comprehensive Plan, the maximum development potential change is for the existing Mixed Use – East FLU at 30 du/acre to the proposed PROS FLU at 0 du/acre resulting in a decrease of 30 du/acre.

Analysis of the decreased density (30 du/acre to 0 du/acre = 0 du/acre) on the long-range Level of Service (LOS) impacts concluded community facilities and services are available in the area to sustain the future demands and long-range LOS can be met with current and planned system capacities. The decrease in density from 30 du/acre to 0 du/acre results in a decrease of facilities and services needed. The following table provides a LOS summary.

FLUM AMENDMENT LOS SUMMARY TABLE

Type of Facility:	Existing FLU Designations: (at 30 du/acre for Mixed Use - East)	Proposed FLU Designations: (at 0 du/acre for PROS)
Drainage	3-year, 1-hour storm duration, as recorded in the FDOT Drainage Manual IDF curves, current edition and fully contained onsite.	3-year, 1-hour storm duration Both FLU designations meet the 3 yr. – 1 hr. drainage LOS requirements. Site improvements will be required to provide drainage collection and conveyance systems to positive outfall.
Potable Water	105 GPCD (gallons per capita per day. 105 gpcd x 30 du/acre x 2.53 pph =7,970	105 gpcd x 0 du/acre x 2.53 pph = 0 Decrease of 7,970 gpcd The City facilities have available capacity to accommodate the decreased demand.
Sanitary Sewer	Collection and treatment of 100 gallons per capita per day at secondary treatment level, or 250 gallons per ERU per day. 100 gpcd x 30 du/acre x 2.53 pph =7,590	100 gpcd x 0 du/acre x 2.53 pph = 0 Decrease of 7,590 gpcd The City facilities have available capacity to accommodate the decreased demand.
Solid Waste	Collection and disposal of 6.5 pounds of solid waste per capita per day. 6.5 lbs/pcd x 30 du/acre x 2.53 pph x 365 days/year / 2,000 = 90 Tons/year	Solid waste pickup will be limited to trash cans located on the property and is substantially less than the potential impacts of residential development. The Solid Waste Authority has available capacity to accommodate the reduced demand.

<p>Parks</p>	<p>2.5 acres of community parks for every 1,000 persons and 2.0 acres of neighborhood parks for every 1,000 persons.</p> <p>0.62 acres x 30 du/acre = 18 du/acre x 2.53 pph/du= 45 persons</p>	<p>The proposed amendment results in additional Public Rec and Open Space</p>
<p>Schools</p>	<p>18 dwelling units</p>	<p>0 dwelling units Decrease of 18 du School District to determine impact of decreased units; School Capacity Availability Determination (SCAD).</p>
<p>Traffic</p>	<p>0.62 acres x 30 du/acre = 18 du 18 du x 7 daily trips* = 4,356 Daily Trips</p> <p>* ITE 9th Edition Trip Generation Rates</p>	<p>0.62 acres x 2 daily trips/acre for city park = 1 daily trip</p> <p>Capacity is available to accommodate the reduction in demand.</p>

CONCLUSION:

The proposed FLUM amendment request is consistent with the purpose, intent, and requirements of the Comprehensive Plan and LDRs. Therefore, staff **recommends approval of the draft site-specific amendments**, as:

- The amendment is consistent with the City’s goals of acquiring and expanding its inventory of usable recreation and open space;
- The amendment is consistent with the Strategic Plan’s goals of providing superior public amenities and services to retain existing an entice new residents and businesses.
- The amendment is supported by and are consistent with the Comprehensive Plan and City Strategic Plan as described in the Comprehensive Plan and Strategic Plan Analysis section of this report; and
- The amendment is supported by data and analysis prepared in accordance with the requirement of F.S. 163.3177 that provides relevant and appropriate data based the City’s community goals and vision and consistency with level of service requirements.

Board Actions:

I MOVE TO RECOMMEND PZB PROJECT NUMBER 20-00300001: Proposed amendment to the Future Land Use Map of the Lake Worth Beach Comprehensive Plan from the Future Land Use (FLU) designation of Mixed Use - East to the Public Recreation and Open Space FLU designation.

I MOVE TO NOT RECOMMEND PZB PROJECT NUMBER 20-00300001: Proposed amendment to the Future Land Use Map of the Lake Worth Beach Comprehensive Plan from the Future Land Use (FLU) designation of Mixed Use - East to the Public Recreation and Open Space FLU designation. The proposal does not meet the City’s Comprehensive Plan and Strategic Plan for the following reasons [Board member please state reasons.]

Consequent Action:

The Planning & Zoning Board will be making a recommendation to the City Commission on the FLUM amendment request.

ATTACHMENTS:

- A. FLU Map of 32 South B Street