TOWN OF PALM BEACH
PROPOSED COMPREHENSIVE PLAN AMENDMENTS

September 28, 2009

DRAFT

Note: This Document is in DRAFT form

DRAFT

HOW TO READ THIS DOCUMENT

For ease of review, the amendments contained in this document have been written in 'strikethrough and underline format'.

Text in black, underlined, indicates new, proposed Comprehensive Plan language.

Text in black, not underlined, indicates existing comprehensive plan language, included because it is directly relevant to policies being proposed.

……. (dots) indicate existing Comprehensive Plan. Following the Town's custom, this text has not been added to allow those reviewing to focus on actual proposed changes. A version containing this language will be available online September 30, 2009.

This document is in DRAFT form. Updates will be posted on-line as they become available. Any changes to subsequent versions will also be identified in strikethrough and underline format.

For comments or questions regarding this document, or if you wish to be notified when updates become available, please contact:

Marcela Camblor
marcela@marcelacamblor.com

Or

Veronica Close
VClose@TownofPalmBeach.com

(Page I-21)

……

Multi-family Moderate Density: Appropriate Uses include single family and two-family homes, townhouses, multifamily units, and residential and mixed-use PUD's up to a maximum density of six dwelling units per gross Palm Beach acre (40,000sf), or one residential unit on a pre-existing parcel that has not been subdivided.

…..

Royal Poinciana Mixed Use Overlay Area: This is a vibrant, mixed-use district and can accommodate entertainment, retail, office, civic, and residential uses. Appropriate building types include live-work, multi family, office, civic, retail, via, and mixed-use buildings. Appropriate uses include commercial, public uses and facilities, recreation (open space), private group uses, residential and mixed-use PUD's up to a maximum density as of right of six dwelling units per gross Palm Beach Acre (40,000sf), with ancillary performance-based density units as outlined on Policy 2.2.4. The plan designates approximately 30 acres of land for this use. The Mixed-Use Area is shown on Figure 1.

Figure 1 – Royal Poinciana Mixed Use Overlay

(Page I-49)

Policy 1.4

Town is sponsoring a design process with substantial input from the public and stakeholders for redevelopment within the Royal Poinciana Plaza/Royal Poinciana Way area. The process shall:

1.4a. Address issues such as land use mix, densities, architectural themes, economic feasibility, signage, street furniture, and other elements in public workshops.

1.4b. Examine elements from the Breakers Planned Unit Development (vested development rights on the south side of Royal Poinciana Way), the Royal Poinciana Plaza, commercial interests on the north side of Royal Poinciana Way, the future of the Flagler Bridge reconstruction planned by the Florida Department of Transportation, and the relationship between these uses and surrounding properties, including Bradley park.

1.4c. Investigate the possibility of reducing or eliminating traffic level congestion and providing pedestrian and bicycle safety at the intersection of Royal Poinciana Way and Bradley Place/Cocoanut Row.

1.4d. Evaluate various design concepts for the possible future redevelopment of this area, including drawings and models (building uses and types, public space and amenities) in community-wide public workshops.

1.4e. Provide feedback loops after design concepts are proposed, reviewed, changed, and resubmitted for further review.

1.4f. Take account of the needs and aims of Palm Beachers as well as those of the owner, the financial implications of proposed design concepts, development of the surrounding area, land use mixes, densities, economic feasibility, architectural themes, signage, dimensional requirements, vehicular traffic flow, and parking, among others.

1.4g. Address the problem of traffic congestion and safety issues at the intersection of Royal Poinciana Way and Bradley Place/Cocoanut Row, and propose remedial steps. The design planning process shall culminate in a set of “buildable” guidelines, addressing the future overall design and use of the properties in the area, vehicular traffic flow, and parking.

DRAFT

Policy 1.5

Redevelopment of the Royal Poinciana Area is anticipated. An Overlay Area has been established to encourage redevelopment in a form that is sustainable, pedestrian friendly, and respectful of the area's character, scale, and historic value. Development in this area may occur in accordance with the existing Commercial Town Serving (C-TS) regulations, or in accordance with those regulations established in the Royal Poinciana Mixed Use Overlay Area. The Royal Poinciana Mixed Use Overlay Area shall conform to the pattern of development set forth in the public design process outlined in Policy 1.4, and shall have the following characteristics:

1. Encourage investment of both existing and new development in a manner that maintains the small town scale and character of the area;

2. Generate a sustainable and balanced mixed-use area with sufficient local demand to discourage regional traffic as a means to support local businesses;

3. Reduce local and semi-local trips to fulfill daily needs;

4. Create a "park once" environment by providing a mix of uses within a pedestrian-friendly environment;
5. Promote a walkable environment by maintaining and enhancing an interconnected network of streets paths, sidewalks, buildings, and open spaces, reducing the need to drive through the Royal Poinciana Area;

6. Maintain and enhance a continuous, inter-connected network of narrow pedestrian and bicycle-friendly streets with shaded sidewalks, appropriate landscaping and street details, and traffic calming measures such as on-street parking;
7. Provides public open space in the form of vias, plazas, walkways, or greens; and
8. Preserves the small town scale and character of the area

…..

DRAFT

(Page I-53 – Before Policy 2.3)

Policy 2.2.4 Performance-Based Density – Intended to establish a sustainable, vibrant, mixed-use, locally-supported commercial area, and encourage preservation and investment of existing structures as well as development of new ones, all consistent with the scale and pedestrian friendly character of the Town. Performance based density is not directly associated to each parcel, but is established as Area-wide available density. It does not constitute "as-of-right" density, and may only be acquired through the fulfillment of performance-based standards as outlined in Chapter 134, Division 16 of the Town's Land Development Regulations.

2.2.4.a Performance-Based Density for the Royal Poinciana Mixed Use Area is capped at a maximum of 200 additional dwelling units total (approximately 6/du per Palm Beach Acre for the entire area), and shall not be increased beyond this amount. These units are in addition to the underlying 6 units per gross Palm Beach acre outlined in the Town's Future Land Use Map.

2.2.4.b. Performance-Based Density is administered in the form of a "Density Bank", or area-wide available density, and is not attached as-of-right to any specific development or parcel.

2.2.4.c Performance-Based Density is created as an incentive to encourage development within the Royal Poinciana Mixed Use Area. As such, it's performance and impact in the community will be monitored after 60 months of (date of implementation), at which time the Town Council may decide to continue this incentive-based overlay or allow it to sunset.

2.2.4. d. Maximum Performance-Based-Density achievable shall not exceed 18 units per gross Palm Beach acre (40,000sf). This Performance-Based Density is in addition to the underlying existing density of 6 units per gross Palm Beach acre.

2.2.4.e Maximum height achievable within the Royal Poinciana Mixed Use Area through the implementation of performance-based standards is limited to four stories or 50' for buildings housing a balanced mix of uses, and 3 stories or 40' for all other building types (as defined in the Town's land Development Regulations) permitted in the Area. The height of architectural elements or civic buildings may exceed this limitation upon review and approval of special exception procedure outlined in the LDRs.

2.2.4.f The Royal Poinciana Mixed Use Overlay land development regulations will define appropriate transitions between the Royal Poinciana Mixed Use area And surrounding uses. The land development regulations will include techniques which will regulate the edges of the district to provide an appropriate transition.