

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF WEST PALM BEACH, FLORIDA, TERMINATING THE FIRST BAPTIST CHURCH COMMUNITY SERVICE PLANNED DEVELOPMENT GOVERNED BY RESOLUTION NO. 251-13, LOCATED GENERALLY AT 1101 SOUTH FLAGLER DRIVE; AND AMENDING THE ZONING MAP OF THE CITY OF WEST PALM BEACH TO REZONE THE APPROXIMATELY 9.897 ACRE FORMER FIRST BAPTIST CHURCH SITE FROM COMMUNITY SERVICE PLANNED DEVELOPMENT TO COMMUNITY SERVICE ZONING DESIGNATION; DECLARING THIS ZONING MAP AMENDMENT CONSISTENT WITH THE COMPREHENSIVE PLAN OF THE CITY; REVISING THE ZONING MAP OF THE CITY ACCORDINGLY; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

* * * * *

WHEREAS, David Harrison, agent of Related Company, and Tyler Woolsey, agent of Urban Design Studios, on behalf of First Church 1, LLC (the Owner) has submitted an application for the rezoning of a 9, 897 tract located at 1101 South Flagler Drive, from a Community Service Planned Development (CSPD) zoning designation to Community Service (CS) zoning designation; and

WHEREAS, the purpose of the requested rezoning is to change the zoning designation of the subject property for consistency with the FLU designation of Community Service (CS); and

WHEREAS, the rezoning is consistent with the Comprehensive Plan, and with criteria and standards provided in Section 94-32 of the City’s Zoning and Land Development Regulations; and

WHEREAS, the Planning Board found that particular circumstances justify the termination of the Community Service Planned Development and that the requirements for the Community Service district zoning and the benefits to be derived from the Community Service district zoning designation can be derived in such area and recommended approval (7-0) of the termination of the Planned Development and for the rezoning to CS to the City Commission after a Public Hearing on September 17, 2024; and

WHEREAS, the Public Hearing was advertised in the Palm Beach Post, with proof of publication housed in the Planning Division, along with evidence that individual notices of the Public Hearing were mailed to all property owners within 500 feet of the subject property.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF WEST PALM BEACH, FLORIDA, that:

SECTION 1: The City Commission hereby finds and determines that the amendment to the Zoning Map of the City of West Palm Beach, Florida, described in this Ordinance, is consistent with the Comprehensive Plan of the City.

SECTION 2: The City Commission hereby finds and determines that the Zoning Map amendment is consistent with the standards provided in Section 94-32 of the Zoning and Land Development Regulations.

ORDINANCE NO. 5113-24

- A. **Consistency with Comprehensive Plan** - The rezoning is consistent with all elements of the Comprehensive Plan, as the designated Community Service (CS) is a zoning category permitted within the Community Service (CS) Future Land Use designation.
- B. **Changed Conditions** – To incorporate a mixed-use development consisted of 2 residential towers with 190 units and an ancillary restaurant use to the site, classified as a Residential Multifamily, as a newly permitted use, a request to change the zoning designation from CS to MF32, with a further rezoning to Residential Planned Development (RPD) zoning designation is required.
- C. **Consistency with Land Development Code** - The Community Service (CS) zoning is consistent with the City of West Palm Beach’s Zoning and Land Development Regulations.
- D. **Consistency with Use** – The proposed amendment will remain consistent with the existing land use of the subject area; the proposed land use will be consistent with the character of the area.
- E. **Capacity of Public Facilities** - The requests will not increase the demand on public facilities to a point that will exceed their capabilities. Any improvements or enlargements to any public utility system necessary as a result of the proposed development will need to be done at the expense of the developer.
- F. **Natural Resources** – The existing site is currently underdeveloped with a church with school campus, a parking garage and surface parking lots. Any redevelopment of the site will improve the natural environment as additional landscape will be required to comply with the current landscape requirements.
- G. **Property Values** - The redevelopment of the site with a new church with school campus, and a luxury residential condominium with restaurant uses are not expected to adversely affect property values in the area. Development/redevelopment of the property would likely increase property values in the area.
- H. **Logical Development Pattern** - The proposed termination of the PD followed by a rezoning to CS would allow the applicant to further rezone the site to RPD to redevelop the existing church with school campus and to redevelop the property with a multiple-use project that introduces residential use within the development. It is staff’s professional opinion that the development pattern is desired for the area as the site has already been built, is operational with a Church and School campus with ancillary daycare use and that the proposed multifamily residential is a use presently around the area and along the South Flagler Drive corridor.

ORDINANCE NO. 5113-24

SECTION 3: The City Commission hereby finds that particular circumstances justify the termination of the Community Service Planned Development (CSPD) and that the requirements for the Community Service (CS) district zoning and the benefits to be derived from the rezone to Community Service (CS) district zoning can be justified.

SECTION 4: The Zoning Map of the City of West Palm Beach, Florida, is hereby amended by changing approximately 9,897 acres of real property located generally at 1101 South Flagler Drive from a Community Service Planned Development (CSPD) zoning designation to a Community Service (CS) zoning designation for the redevelopment of the First Baptist Church as legally described in **EXHIBIT A** and shown on the survey in **EXHIBIT B**.

SECTION 5: If the development approved by Resolution No. 225-24 terminates or expires, the rezoning granted herein becomes void and the property shall automatically revert to a Community Service Planned Development (CSPD) zoning designation. In such event, Staff is hereby directed and authorized to amend the Zoning Map accordingly.

SECTION 6: This Ordinance shall take effect in accordance with law.

[SIGNATURES ON FOLLOWING PAGE]

**FIRST READING THIS 12TH DAY OF NOVEMBER, 2024.
SECOND READING AND PASSAGE THIS 25TH DAY OF NOVEMBER, 2024.**



ATTEST:

X *Shaquita Edwards*

CITY CLERK
Signed by: Shaquita Lashae Edwards

**CITY OF WEST PALM BEACH BY
ITS CITY COMMISSION:**

 Recoverable Signature

X *Keith A. James*

PRESIDING OFFICER
Signed by: Keith A. James

**APPROVED AS TO FORM AND
LEGALITY:**

11/25/2024

X *Kimberly L. Rothenburg*

CITY ATTORNEY
Signed by: Kimberly L Rothenburg

EXHIBIT A
First Baptist Church of West Palm Beach Legal Description

1101 S. Flagler Drive, West Palm Beach, FL 33401

DESCRIPTION

BEING ALL OF TRACT "A", FIRST BAPTIST CHURCH OF WEST PALM BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 119, PAGE 135 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 27, TOWNSHIP 43 SOUTH, RANGE 43 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA.

CONTAINING 419,758 SQUARE FEET OR 9.636 ACRES, MORE OR LESS.

TOGETHER WITH:

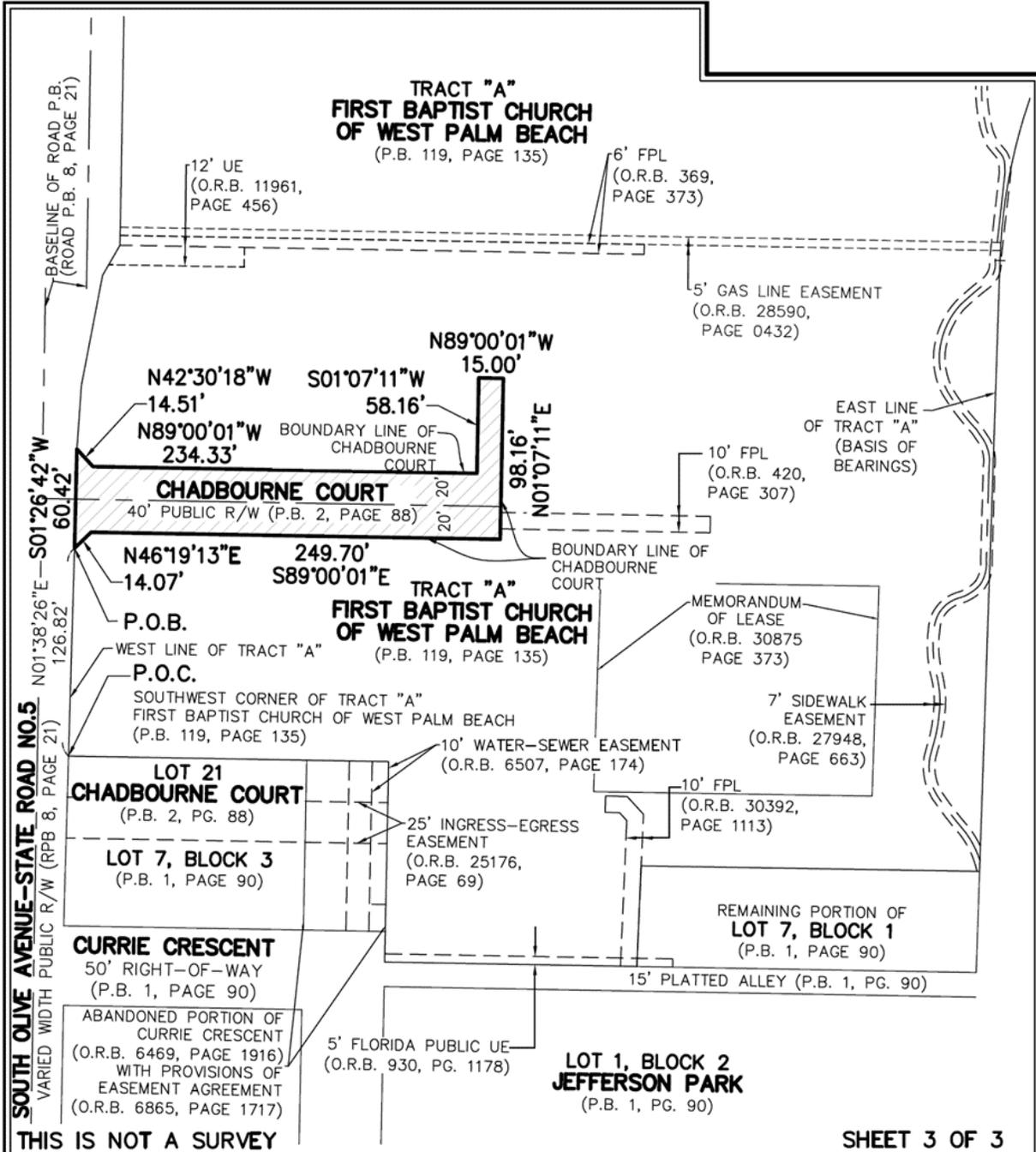
A PORTION OF CHADBOURNE COURT PUBLIC RIGHT-OF-WAY, CHADBOURNE COURT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 88 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 27, TOWNSHIP 43 SOUTH, RANGE 43 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF TRACT "A", FIRST BAPTIST CHURCH OF WEST PALM BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 119, PAGE 135 OF SAID PUBLIC RECORDS; THENCE ALONG THE WEST LINE OF SAID TRACT "A", N01°38'26"E, A DISTANCE OF 126.82 FEET TO THE POINT OF BEGINNING; THENCE ALONG THE BOUNDARY LINE OF SAID CHADBOURNE PLACE, THE FOLLOWING SEVEN (7) COURSES AND DISTANCES: THENCE N46°19'13"E, A DISTANCE OF 14.07 FEET; THENCE S89°00'01"E, A DISTANCE OF 249.70 FEET; THENCE N01°07'11"E, A DISTANCE OF 98.16 FEET; THENCE N89°00'01"W, A DISTANCE OF 15.00 FEET; THENCE S01°07'11"W, A DISTANCE OF 58.16 FEET; THENCE N89°00'01"W, A DISTANCE OF 234.33 FEET; THENCE N42°30'18"W, A DISTANCE OF 14.51 FEET; THENCE S01°26'42"W, A DISTANCE OF 60.42 FEET TO THE POINT OF BEGINNING.

CONTAINING 11,355 SQUARE FEET OR 0.2607 ACRES, MORE OR LESS.

TOGETHER, CONTAINING 431,113 SQUARE FEET OR 9.897 ACRES, MORE OR LESS.

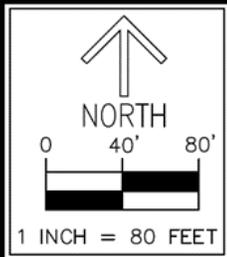
EXHIBIT B (Continued)
 A Portion of Chadbourne Court Public Right-of-Way Area Survey



THIS IS NOT A SURVEY

SHEET 3 OF 3

CAULFIELD & WHEELER, INC.
 CIVIL ENGINEERING
 LANDSCAPE ARCHITECTURE - SURVEYING
 7900 GLADES ROAD - SUITE 100
 BOCA RATON, FLORIDA 33434
 PHONE (561)-392-1991 / FAX (561)-750-1452



DATE	9-24-2024
DRAWN BY	SAS
F.B./ PG.	N/A
SCALE	1"=80'
JOB NO.	10380-CC Aban

FIRST BAPTIST CHURCH OF WEST PALM BEACH
 CHADBOURNE COURT PUBLIC RIGHT-OF-WAY ABANDONMENT
 SKETCH AND DESCRIPTION