

**AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF WEST PALM BEACH, FLORIDA, AMENDING THE ZONING MAP OF THE CITY OF WEST PALM BEACH BY REZONING APPROXIMATELY 9.897 ACRE PARCEL LOCATED GENERALLY AT 1101 SOUTH FLAGLER DRIVE, FROM COMMUNITY SERVICE ZONING DESIGNATION TO MULTIFAMILY HIGH-DENSITY ZONING DESIGNATION, WITH A FURTHER REZONE TO A RESIDENTIAL PLANNED DEVELOPMENT ZONING DESIGNATION, WITH AN ACREAGE WAIVER, TO CREATE THE REDEVELOPMENT OF THE FAMILY CHURCH RESIDENTIAL PLANNED DEVELOPMENT; PROVIDING FOR THE ESTABLISHMENT OF DEVELOPMENT REGULATIONS BY SEPARATE RESOLUTION; DECLARING THIS ZONING MAP AMENDMENT TO BE CONSISTENT WITH THE COMPREHENSIVE PLAN OF THE CITY; REVISING THE ZONING MAP OF THE CITY ACCORDINGLY; PROVIDING A CONFLICT CAUSE; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.**

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**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 a rezone to change the zoning designation of approximately 9.897-acre tract located at 1101 South Flagler Drive from Community Service (CS) zoning designation to a Multifamily HighDensity (MF32) Residential zoning designation, with a further rezone to Residential Planned Development (RPD); and

**WHEREAS**, the applicant has also requested a Future Land Use (FLU) Map Amendment to change the FLU designation of the subject parcel from Community Service (CS) to Multifamily (MF), considered by the City Commission under Ordinance No. 5112-24; 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 Multifamily (MF); and

**WHEREAS**, the Planning Board recommended approval (7-0) of this request 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 Development Services Department – 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 Zoning Map amendment 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 established in Section 94-32 of the Zoning and Land Development Regulations:

- A. **Consistency with Comprehensive Plan** - The rezoning is consistent with all elements of the Comprehensive Plan, as the designated Multifamily HighDensity (MF-32) further rezoned to Residential Planned Development is a zoning category permitted within the Multifamily (MF) Future Land Use designation. The proposed project will not exceed the MF maximum of 32 dwelling units per acre.
- B. **Changed Conditions** – To incorporate a mixed-use development , classified as Residential, Multifamily, as a newly permitted use, a request to change the zoning designation from Community Service (CS) to Multifamily High-Density (MF32) zoning designation, with a further rezone to Residential Planned Development (RPD).
- C. **Consistency with Land Development Code** - The Multifamily High-Density (MF-32) Residential zoning is consistent with the City of West Palm Beach’s Zoning and Land Development Regulations.
- D. **Consistency with Use** – All future development within the subject area will be required to meet the standards of the City’s Development Code.
- E. **Capacity of Public Facilities** - The Multifamily High-Density (MF-32) Residential zoning will not result in the capacity of public facilities to be exceeded.
- 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 would not result in significant adverse impacts on the natural environment.
- G. **Property Values** - The redevelopment of the site is 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 rezoning would allow the applicant to redevelop the Church with a school campus and ancillary day care use and also 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 developed, is operational and that the proposed Residential Planed Development follows the development pattern of multifamily residential development in the area.

**SECTION 3:** The Zoning Map of the City shall be amended by assigning a Residential Planned Development (RPD) zoning designation to the approximately 9,897-acre tract located at 1101 South Flagler Drive and legally described in **EXHIBIT A** and shown and depicted in **EXHIBITS B**.

**SECTION 4:** This Ordinance shall take effect as of the effective date of the Future Land Use Map amendment described in Ordinance No. 5112-24 (the “Effective Date”).

**SECTION 4:** The development regulations which govern the redevelopment of the Family Church will be established in Resolution No. 225-24, and all future modifications of the development regulations shall be by Resolution.

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



**ATTEST:**

X *Shaquita Edwards*

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CITY CLERK  
Signed by: Shaquita Lashae Edwards

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

 Recoverable Signature

X *Keith A. James*

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PRESIDING OFFICER  
Signed by: Keith A. James

**APPROVED AS TO FORM AND  
LEGALITY:**

11/25/2024

X *Kimberly L. Rothenburg*

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CITY ATTORNEY  
Signed by: Kimberly L Rothenburg

**EXHIBIT A**  
**Family 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:

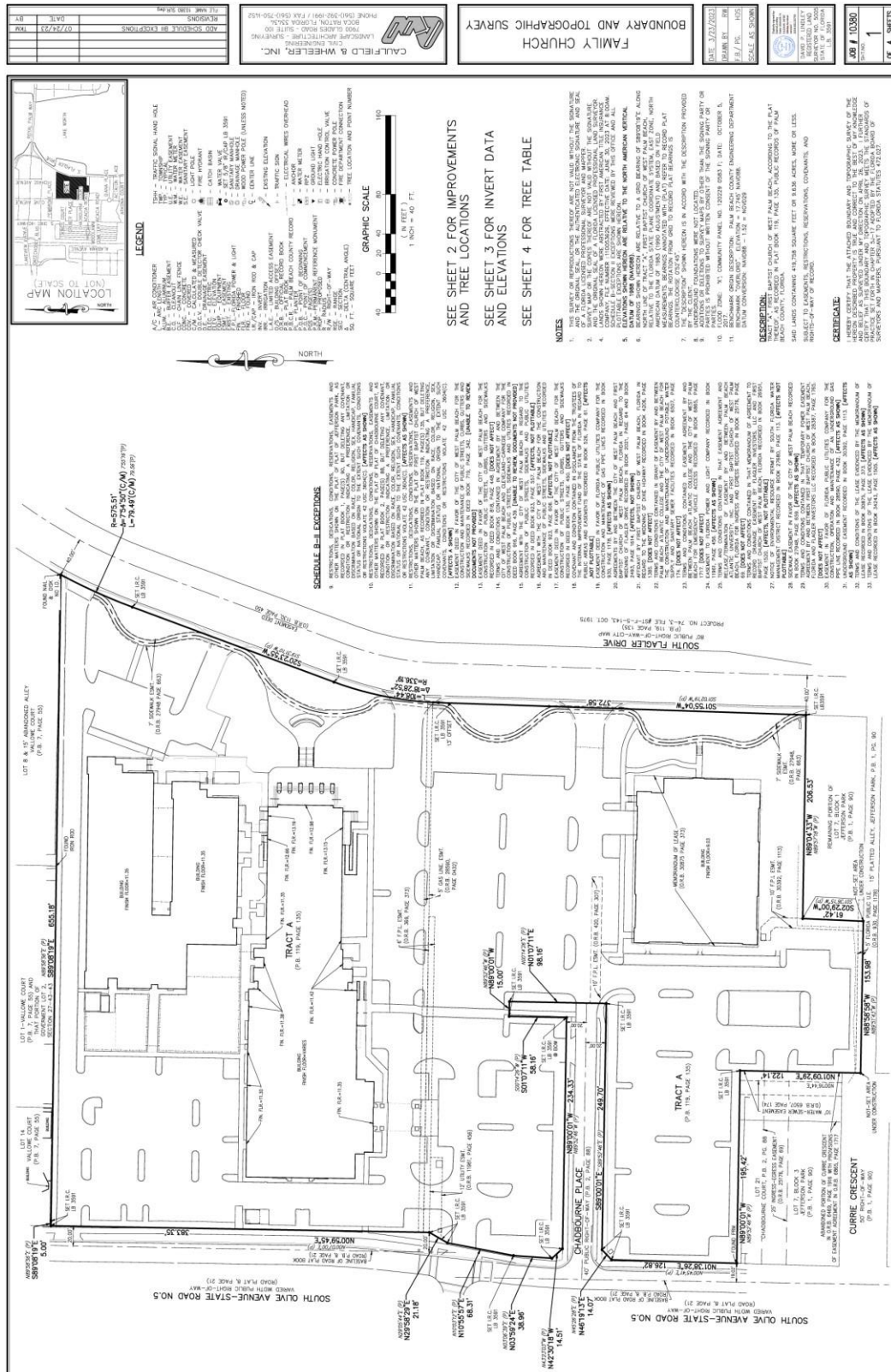
COMMENCING AT THE SOUTHWEST CORNER OF TRACT "A", FIRST BAPTIST CHURCH OF WEST PALM BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 119, PAGE 135 OF SAID PUBLIC RECORDS; THENCE ALONG THE WEST LINE OF SAID TRACT "A", N01°38'26"E, A DISTANCE OF 126.82 FEET TO THE POINT OF BEGINNING; THENCE 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

### Tract-A Survey



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

