

**A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WEST PALM BEACH, FLORIDA, OPPOSING APPROVAL OF AVENIR HOLDINGS, LLC'S REQUEST FOR LARGE-SCALE FUTURE LAND USE MAP AND TEXT AMENDMENT TO THE COMPREHENSIVE PLAN PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.**

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WHEREAS, Avenir Holdings, LLC is the owner/developer of land included in a request for a Large-Scale Future Land Use Map and Text Amendment to the City of Palm Beach Garden's Comprehensive Plan. The Map Amendment request will change 4,763 acres of land use designation from Rural Residential (RR10) and Rural Residential (RR20) to Mixed Use Development and to modify the location of the Urban Growth Boundary to include the subject property; and

WHEREAS, the subject site is located at the City of Palm Beach Gardens western municipal boundary, on the north side of Northlake Boulevard. The property has approximately 11,565 feet of linear frontage on Northlake Boulevard at its southern boundary and 1,687 feet of frontage on the SR 710-Beeline Highway at its northern boundary. The C-187 Hungryland Slough Canal is adjacent to the diagonal northwestern boundary. The property is bordered to the east by the Sweetbay Natural Area, a portion of the Loxahatchee Slough, a portion of the Grassy Waters Preserve, Palm Beach Garden's municipal golf course, and a vacant parcel to the east owned by Balsamo. The property is bordered to the west by the former Mecca Farms citrus grove and the Acreage residential community to the west. There is a small rectangular outparcel located along Northlake Boulevard, midway across the Avenir parcel. The property is approximately 4.5 miles in its longest north-south dimension, and 2.5 miles at its widest east-west dimension; and

WHEREAS, the proposed Avenir development is forecasted to generate in excess of 5,700 peak hour trips and is expected to significantly impact over 50 roadway segments or intersections, and whereas most of these road segments or intersections are neither funded nor programmed for improvements that could accommodate the significant traffic impacts of Avenir; and

WHEREAS, the traffic generated by the development cannot be supported by existing roadways or roadways funded for construction; and

WHEREAS, the identified needed improvements would significantly increase impervious areas which could create significant additional run offs; and

WHEREAS, in addition to other detrimental road segments proposed with the project, Palm Beach County's Traffic Performance Standards Review requires assured construction of SR 7 from 60<sup>th</sup> Street to Northlake Boulevard as a 4-lane divided facility, which is currently being challenged by the City of West Palm Beach due to its adverse impact on Grassy Waters Preserve's water quality, endangered species and their habitat, and the quality of life in the Western Communities; and

WHEREAS, the proposed development and its traffic would significantly impact Grassy Waters Preserve; and

WHEREAS, the project is opposed by governmental and regulatory entities in the Western Communities for many reasons including traffic impacts, negative effects on water quality and destruction of a rural lifestyle; and

WHEREAS, the long established concept of greater density to the east and less density to the west is strongly supported by the City of West Palm Beach.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF WEST PALM BEACH, FLORIDA, THAT:**

**SECTION 1:** The City Commission of the City of West Palm Beach, Florida, hereby opposes approval of the Large-Scale Future Land Use Map and Text Amendment to the Comprehensive Plan (CPMA-13-07-00016 and CPTA-13-07-00025).

**SECTION 2:** The City Commission of the City of West Palm Beach, Florida, hereby directs the City Clerk to provide a copy of this resolution to the City of Palm Beach Gardens City Commission.

**SECTION 3:** This Resolution shall take effect immediately on adoption.

[SIGNATURES ON FOLLOWING PAGE]

PASSED AND ADOPTED THIS 4TH DAY OF JANUARY, 2016.



**ATTEST:**

X *Hazeline F. Carson*

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CITY CLERK  
Signed by: Hazeline Carson

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

X *Geraldine Muoio*

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PRESIDING OFFICER  
Signed by: Geraldine Muoio

**APPROVED AS TO FORM AND LEGALITY:**

12/29/2015

X *Kimberly L. Rothenburg*

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CITY ATTORNEY  
Signed by: Kimberly Rothenburg