

TREASURE COAST REGIONAL PLANNING COUNCIL

MEMORANDUM

To: Council Members AGENDA ITEM 4E

From: Staff

Date: October 19, 2007 Council Meeting

Subject: Local Government Comprehensive Plan Review
Draft Amendment to the City of Boynton Beach Comprehensive Plan
DCA Reference No. 07-2

Introduction

The Local Government Comprehensive Planning and Land Development Regulation Act, Chapter 163, *Florida Statutes*, requires that Council review local government comprehensive plan amendments prior to their adoption. Under the provisions of this law, the Department of Community Affairs (DCA) prepares an Objections, Recommendations, and Comments (ORC) Report on a proposed amendment only if requested to do so by the local government, the regional planning council, an affected person, or if an ORC Report is otherwise deemed necessary by the DCA. If an ORC Report is to be prepared, then Council must provide DCA with its findings of consistency or inconsistency with the Strategic Regional Policy Plan (SRPP), and provide any comments and recommendations for modification on the proposed amendment within 30 days of its receipt.

Background

The City of Boynton Beach has proposed one amendment to the Future Land Use Map (FLUM) of the City's Comprehensive Plan. The City has not requested a formal review of the amendment by the DCA.

Evaluation

The proposed FLUM amendment is for a 21.1 acre property that lies along the west side of NE 4th Street, between NE 20th Avenue and NE 17th Avenue in the northeastern section of the City. The property currently contains 240 rental residential units.

The current FLUM designation is High Density Residential (HDR), which allows a maximum of 10.8 dwelling units per acre under the City Plan. The proposed FLUM designation is Special High Density Residential (SHDR), which allows up to a maximum of 20 dwelling units per acre. According to the City, the owner intends to develop vacant

areas of the property for 180 multi-family for-sale units. Under the provisions of the SHDR FLUM designation, a maximum of 20 percent of these units must be reserved for workforce housing for the low and moderate income.

The existing land use on surrounding properties includes single family residential development to the north and west, a newly approved residential PUD to the east and residential condominium development to the south. The FLUM designations on surrounding properties are Low Density Residential (maximum 4.84 dwelling units per acre) to the north and west; HDR to the south; and SHDR across 4th Street to the east.

In 2006, the City prepared a Housing Needs Amendment that identified in detail the shortage of affordable housing units in the City. The SHDR FLUM designation was established as one way to address this shortage. This is the first project proposed in accordance with the City's newly adopted workforce housing ordinance. The SHDR designation requires a minimum of 20 percent of the total number of new units to be reserved for workforce housing (25 percent for low income, 75 percent for moderate income households). A total of 45 of the new units are proposed to be reserved for workforce housing.

The City staff indicates the proposed FLUM amendment would be consistent with the City Comprehensive Plan policies that encourage the creation of housing for low and moderate income households. The development as proposed would help reduce the City's critical shortage of workforce housing. The City acknowledges that certain urban design standards will be required to mitigate for the loss of open space and the height of the proposed residential structures.

Extrajurisdictional Impacts

The City submitted the proposed amendment to the Palm Beach County Intergovernmental Review Committee (IPARC) and it was processed on May 23, 2007. According to the IPARC Clearinghouse Coordinator, no objections have been received.

Effects on Significant Regional Resources or Facilities

Analysis of the proposed amendment indicates that it would not have adverse effects on significant regional resources or facilities.

Analysis of Consistency with Strategic Regional Policy Plan

The proposed amendment is consistent with Regional Goal 2.1 which seeks an adequate supply of safe and affordable housing to meet the needs of low and moderate income residents of the region. The City is commended for proactively addressing the shortage of affordable housing units for the workforce, one of the most serious growth management issues in the region.

Conclusion

Due to the lack of detrimental extrajurisdictional impacts or effects on significant regional resources and facilities, Council does not recommend that the DCA formally review the proposed amendment.

Consistency with the Strategic Regional Policy Plan

The contract agreement between the DCA and the Treasure Coast Regional Planning Council requires Council to include a determination of consistency with the SRPP as part of the written report to be submitted to the DCA. Council finds the proposed amendment to be CONSISTENT with the SRPP.

Recommendation

Council should adopt the above comments and instruct staff to transmit the report to the Department of Community Affairs.

Attachments

List of Exhibits

Exhibit

- 1 General Location Map
- 2 Amendment Location Map
- 3 Existing Future Land Use Map
- 4 Proposed Future Land Use Map

**Exhibit 1
General Location Map
City of Boynton Beach**

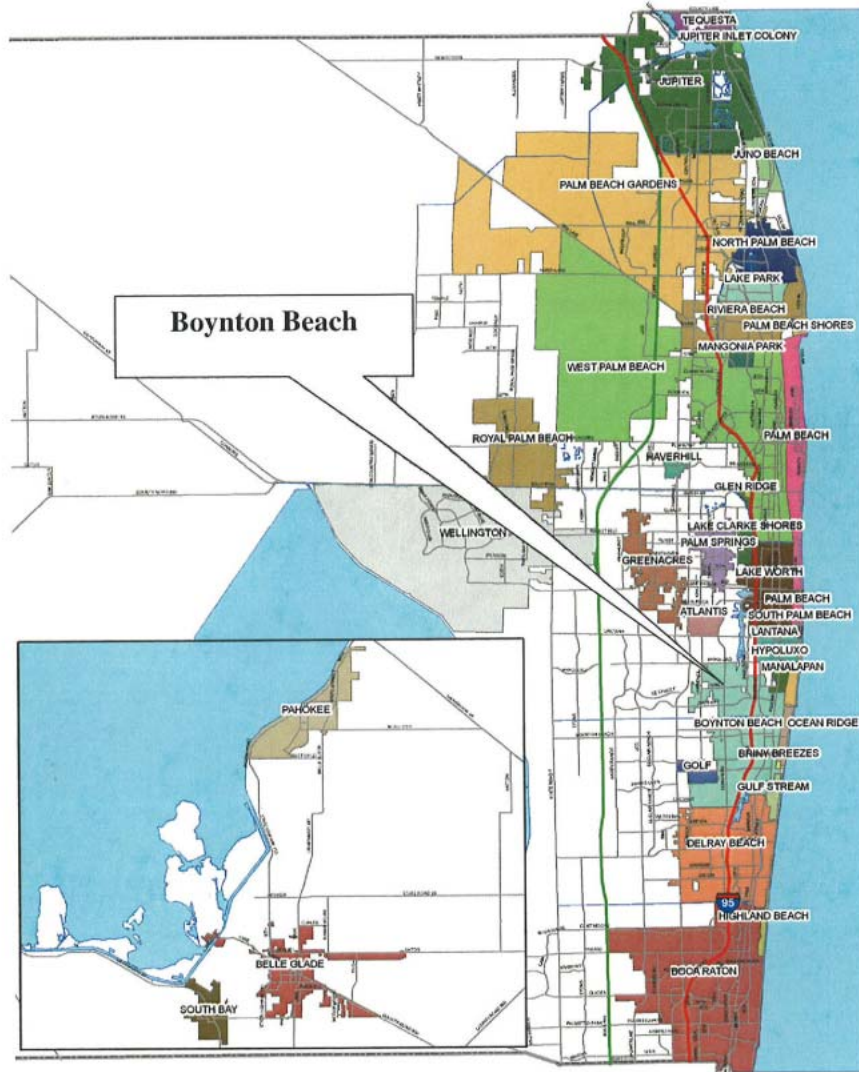


Exhibit 2

BOYNTON BAY LOCATION MAP

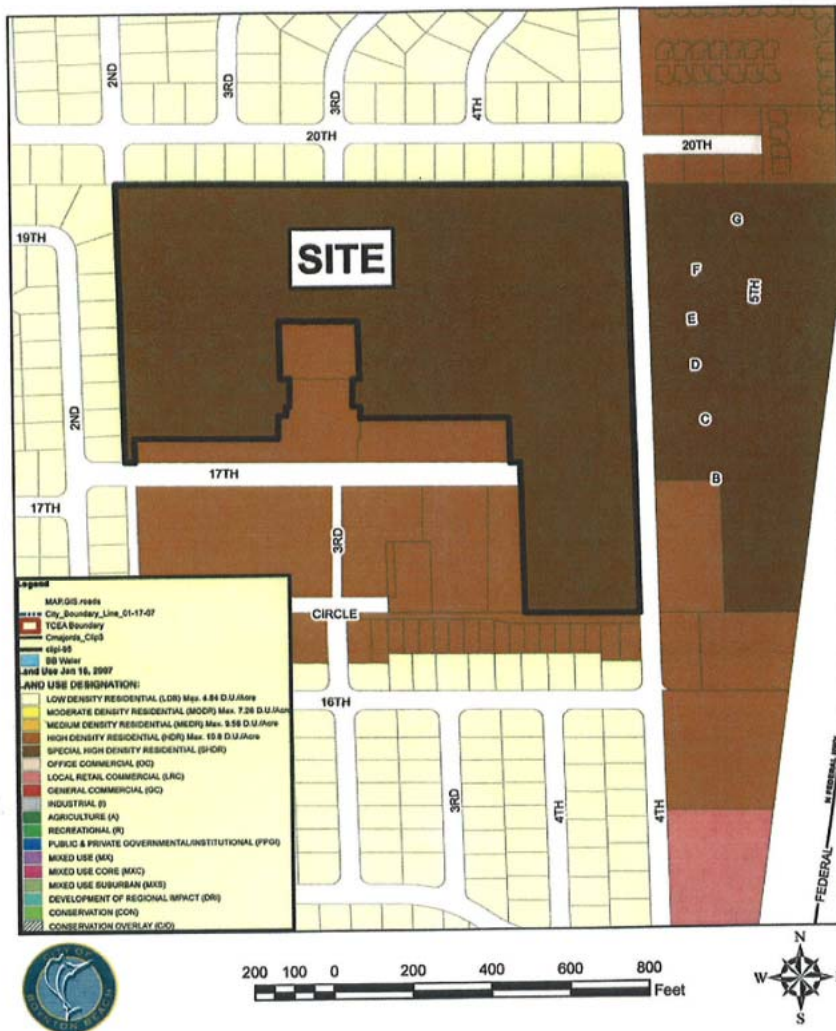


Exhibit 3

BOYNTON BAY EXISTING FUTURE LAND USE



Exhibit 4

BOYNTON BAY PROPOSED FUTURE LAND USE

