TREASURE COAST REGIONAL PLANNING COUNCIL

MEMORANDUM

To: Regional Planning Council Members

From: Staff

Date: March 20, 2009 Regional Planning Council Meeting

Subject: Local Government Comprehensive Plan Review
Draft Amendments to the City of Boynton Beach Comprehensive Plan
DCA Reference No. 09-1

Introduction

The Local Government Comprehensive Planning and Land Development Regulation Act, Chapter 163, Florida Statutes, requires that the Treasure Coast Regional Planning Council (TCRPC) 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 the TCRPC 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 amendments within 30 days of its receipt.

Background

The City of Boynton Beach has proposed three amendments to the Future Land Use Map (FLUM) of the City Comprehensive Plan. The City did not request a formal review of the amendments by the DCA. However, in a letter dated March 11, 2009, the DCA notified the City that the amendments would be formally reviewed.

Evaluation

The amendments are summarized in Table 1 and additional information is shown on the attached exhibits.
Table 1
Proposed Amendments to the Future Land Use Map
City of Boynton Beach Comprehensive Plan
DCA Reference No. 09-1

<table>
<thead>
<tr>
<th>Amendment Number/Name</th>
<th>Approx. Acreage</th>
<th>Current FLUM Designation</th>
<th>Proposed FLUM Designation</th>
<th>Approximate Location</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. New Urban High Ridge (LUAR 09-001)</td>
<td>18.4</td>
<td>MeDR</td>
<td>I</td>
<td>Northwest corner of High Ridge Road and Miner Road.</td>
</tr>
<tr>
<td>2. Sam’s Club (LUAR 09-002*)</td>
<td>15.9</td>
<td>CH/5**</td>
<td>LRC</td>
<td>Southwest quadrant of the intersection of Seacrest Boulevard and Hypoluxo Road, just east of I-95.</td>
</tr>
<tr>
<td>3. NorthStar (LUAR 09-002*)</td>
<td>25.9</td>
<td>INST**</td>
<td>LRC</td>
<td>Immediately south of the intersection of Seacrest Boulevard and Hypoluxo Road, between Seacrest Boulevard and I-95.</td>
</tr>
<tr>
<td>** Total: **</td>
<td>** 60.2 **</td>
<td>**</td>
<td>**</td>
<td>**</td>
</tr>
</tbody>
</table>

Key to FLUM Designations

County Designations
CH/5 Commercial High Intensity; underlying residential with maximum of 5 dwelling units per acre
INST Institutional

City Designations
I Industrial
LRC Local Retail Commercial
MeDR Medium Density Residential – maximum of 9.68 dwelling units per acre

* The Sam’s Club and NorthStar amendments are being processed together by the City.
** County Designation

FLUM Amendments

1. New Urban High Ridge (LUAR 09-001)

This 18.4 acre property lies in the northwest quadrant of the intersection of High Ridge Road and Miner Road. It was annexed by the City in 2005 and assigned a FLUM designation of Medium Density Residential. A single family and townhouse residential development were approved in 2005, and the approval was amended in 2007 to allow a modification in the mix of residential units to reflect a changing market. However, residential development is no longer considered to be financially feasible by the owner. The land remains vacant and is now proposed
The amendment would change the FLUM designation from Medium Density Residential to Industrial.

The land use on surrounding properties includes: 1) single-family homes to the north in unincorporated Palm Beach County, designated at Low Density Residential (LR-2); 2) High Ridge Road, single family homes, townhouses and a Commerce Park to the east designated as Low Density Residential and Industrial; 3) Miner Road to the north, then warehouses and vacant property with an Industrial designation; and 4) vacant land to the west designated as Low Density Residential.

The City considers the proposed FLUM designation to be consistent with comprehensive plan policies that encourage an increase in the amount of land designated for industrial use because of an acute shortage of such land. This shortage, which has been well documented in a study commissioned by the Palm Beach County Intergovernmental Plan Amendment Review Committee (IPARC) and by a City consultant. The City consultant recommended the City provide and expand industrial land to improve economic viability. The shortage of land available for industrial use is the result, in part, of the redesignation of vacant industrial lands to residential designations during the recent residential market boom. The City recognizes that a previous study (High Ridge Road Corridor Study of 1997) recommended that the area remain residential in nature, but that changing conditions warrant approval of the amendment. The City acknowledges the need to address compatibility issues and ensure that buffering is adequate due to the location of adjacent residential neighborhoods.

2. Sam’s Club Amendment (LUAR 09-002)

This 15.9 acre property is located in the southwestern quadrant of the intersection of Seacrest Boulevard and Hypoluxo Road, just east of I-95 (see exhibits). The current use is as a big-box retail center. There is no change proposed to the use, but an accessory fueling facility is to be developed.

The present FLUM designation under the County Plan is Commercial High Density (CH/5). The proposed City FLUM is Local Retail Commercial. The surrounding land uses are: 1) commercial development to the north in the unincorporated County with a FLUM designation of CH/5; 2) Seacrest Boulevard, then single family homes and vacant land to the east with designations of Medium Density Residential and Commercial; 3) a cemetery to the south with a designation of Institutional, and I-95 to the west.

3. NorthStar Amendment (LUAR 09-002)

This 25.9 acre property is located immediately south of the Sam’s Club amendment (see exhibits), between Seacrest Boulevard and I-95. The existing
use is as a cemetery. The use is not proposed to change, although the owner intends to add a crematorium at a future date.

The present FLUM designation under the County Plan is Institutional. The proposed City FLUM designation is Local Retail Commercial. Surrounding uses include: 1) the Sam’s Club property to the north, designated as CH/5; 2) a residential development to the east across Seacrest Boulevard designated as Medium Density Residential; 3) undeveloped land designated as High Density Residential to the south; and 4) I-95 to the west.

The City indicates the proposed Sam’s Club and NorthStar amendments are consistent with the City Plan including Objectives 1.15 regarding annexation, and 1.17 regarding economic development opportunities for the City.

Extrajurisdictional Impacts

The proposed amendments were submitted to IPARC and notices were distributed on October 4, 2008 and November 4, 2008. Council is not aware of any significant extrajurisdictional impacts that would occur as a result of these amendments. Palm Beach County was contacted regarding any compatibility issues regarding the High Ridge FLUM amendment. An email from County Planning Division staff dated February 18, 2009 indicates that there are no major concerns regarding the proposed amendment.

Effects on Significant Regional Resources or Facilities

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

Analysis of Consistency with Strategic Regional Policy Plan

The TCRPC has no comments/recommendations for modification to the proposed amendments. The amendments are considered to be consistent with the SRPP.

Consistency with Strategic Regional Policy Plan

The contract agreement with the DCA requires the TCRPC to include a determination of consistency with the SRPP as part of the written report to be submitted to the DCA. The TCRPC finds the proposed amendments to be CONSISTENT with the SRPP.

Recommendation

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

Attachments
# List of Exhibits

<table>
<thead>
<tr>
<th>Exhibit</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>General Location Map</td>
</tr>
<tr>
<td>2</td>
<td>New Urban High Ridge – Current Land Use Designation</td>
</tr>
<tr>
<td>3</td>
<td>New Urban High Ridge – Proposed Land Use Designation</td>
</tr>
<tr>
<td>4</td>
<td>Sam’s Club and Northstar Properties – Current Land Use Designation – Palm Beach County</td>
</tr>
<tr>
<td>5</td>
<td>Sam’s Club and Northstar Properties – Proposed Land Use Designation</td>
</tr>
</tbody>
</table>
Exhibit 1
General Location Map
City of Boynton Beach
Exhibit 2

NEW URBAN HIGH RIDGE
CURRENT LAND USE DESIGNATION

LEGEND

LDR - Low Density Residential
MeDR - Medium Density Residential
I - Industrial
PPGI - Public & Private Governmental/Institutional
DRI - Development of Regional Impact
LR-2 - Low Density Residential (Palm Beach County)
--- - City Boundary

not in city
Exhibit 3

NEW URBAN HIGH RIDGE
PROPOSED LAND USE DESIGNATION

LEGEND

LDR - Low Density Residential
MCSR - Medium Density Residential
I - Industrial
PPGI - Public & Private Governmental/Institutional
DRI - Development of Regional Impact
LR-2 - Low Density Residential (Palm Beach County)

not in city

300 150 0 150 300 450 600 1,300

5

SITE

MINER RD

TOMATO RD

COMMERCE RD

FOREST RD

INDUSTRIAL WAY

not in city

LDR

PPGI

LR-2

R

DRI
Exhibit 4

SAM'S CLUB AND NORTHSTAR PROPERTIES
CURRENT LAND USE DESIGNATION (Palm Beach County)

LEGEND

HDR - High Density Residential
MdDR - Medium Density Residential
PPGI - Public & Private Governmental/Institutional
CHS - Commercial High (county)
MB-S - Medium Density Residential (county)
INST - Institutional and Public Facilities (county)
C-1 - Commercial (Lantana)
--- - City Boundary
Exhibit 5

SAM'S CLUB AND NORTHSTAR PROPERTIES
PROPOSED LAND USE DESIGNATION

LEGEND

HDR - High Density Residential
MeDR- Medium Density Residential
PPGI - Public & Private Governmental/institutional
LRC - Local Retail Commercial
CH/5 - Commercial High (county)
MM-5 - Medium Density Residential (county)
C-1 - Commercial (Lantana)
- City Boundary (adjusted to proposed annexation)