To: Council Members
From: Staff
Date: May 17, 2013 Council Meeting
Subject: Local Government Comprehensive Plan Review
Draft Amendment to the Town of Briny Breezes Comprehensive Plan
Amendment No. 13-1ER

Introduction

The Community Planning Act, Chapter 163, Florida Statutes, requires that the Treasure Coast Regional Planning Council (TCRPC) review local government comprehensive plan amendments prior to their adoption. TCRPC comments are limited to adverse effects on regional resources and facilities identified in the Strategic Regional Policy Plan (SRPP) and extrajurisdictional impacts that would be inconsistent with the comprehensive plan of any local government within the Region. TCRPC must provide any comments to the local government within 30 days of the receipt of the proposed amendments and must also send a copy of any comments to the State Land Planning Agency.

The amendment package from the Town of Briny Breezes contains the 2013 Comprehensive Plan. This is a revised version of the comprehensive plan adopted by the Town in January 1989. The revision is based on the 2010 Evaluation and Appraisal Report (EAR) prepared by the Town. The revision includes changes to the permitted land use categories; replaces the goals, objectives, and policies throughout the plan; and replaces the existing data and analysis sections of the plan. This report includes a summary of the proposed amendment and TCRPC comments.

Summary of Proposed Amendment

2013 Comprehensive Plan

The Town of Briny Breezes is an ocean front, residential mobile home community comprised of 47.3 acres in southern Palm Beach County on the barrier island between the Atlantic Ocean and the Intracoastal Waterway (ICW). The Town is divided east and west by State Road A1A, which is also known as North Ocean Boulevard. Briny Breezes is adjacent to the Town of Ocean Ridge to the North, the City of Boynton Beach to the west of the ICW and to the south, unincorporated Palm Beach County also to the south, and the Atlantic Ocean to the east. Briny Breezes currently has 448 mobile home sites. Potable water for Briny Breezes is supplied by the City of Boynton.
Beach. The Town has an interlocal agreement with the City of Boynton Beach providing for interconnection of the Town’s wastewater transmission line to the South Central Regional Wastewater Treatment and Disposal Plant.

The revisions to the comprehensive plan are based on the 2010 EAR, which offered recommendations to provide for redevelopment that would allow new types of residential units that would better serve the community’s housing needs. The main changes proposed to the Town’s Future Land Use (FLU) Map include the following:

- The Residential land use designation now recognizes that dwelling units may be either mobile homes or conventional housing units, rather than only mobile homes; and
- The Commercial designation and Public and Semi-Public designation were combined and renamed: Residential, Commercial, and Recreational Mixed Use.

The new mixed use FLU designation occupies the central portion of the Town adjacent to the west side of State Road A1A. This area is referred to as the “Section 6 corridor” in the Future Land Use Element. This general change in the plan is consistent with the SRPP in that it seeks to encourage a mix of uses and variety of housing types within a compact, walkable environment. However, the plan does not provide sufficient detail and a measurable way of identifying intensity of development allowed by the plan. The plan could be improved by providing greater detail regarding the intended scale and intensity of redevelopment. Predictability could be improved by using the following methods:

1. Enhance the description of multi-story mixed use redevelopment by including the terms low-rise, mid-rise, or high-rise, as appropriate;
2. Enhance the description of multi-story mixed use redevelopment by specifying the number of stories. For example, buildings will be one to four stories tall or buildings will range from two to twenty stories tall;
3. Assign a residential density limitation to the mixed use district. For example, residential uses will be limited to 15 dwelling units per acre;
4. Include a maximum amount of commercial square feet or designate a floor area ratio control; and
5. Include a policy to ensure redevelopment transitions compatibly to the single-family areas.

Section 163.3177(6)(a), Florida Statutes, specifies:

A future land use plan element designating proposed future general distribution, location, and extent of the uses of land for residential uses, commercial uses, industry, agriculture, recreation, conservation, education, public facilities, and other categories of the public and private uses of land. The approximate acreage and the general range of density or intensity of use shall be provided for the gross land area included in each existing land use category. The element shall establish the long-term end toward which land use programs and activities are ultimately directed.
The revised plan includes a discussion of density in terms of dwelling units per acre in the narrative of the Future Land Use Element. However, the densities are discussed in hypothetical terms. The plan could be strengthened by clearly specifying allowable densities or intensity of use in the policies of the plan.

The proposed amendment was circulated by the Palm Beach County Intergovernmental Plan Amendment Review Committee Clearinghouse Coordinator. The City of Boynton Beach and South Florida Water Management District have offered the Town some constructive comments regarding water facilities. No extrajurisdictional impacts have been identified. No adverse effects on significant regional resources and facilities have been identified.

Conclusion

The proposed amendment is consistent with the SRPP. However, the Future Land Use Element should be revised to include the approximate acreage and the general range of density or intensity of use for the gross land area included in each existing land use category.

Recommendation

Council should approve this report and authorize its transmittal to the Town of Briny Breezes and the Florida Department of Economic Opportunity.

Attachments
List of Exhibits

Exhibit

1  General Location Map
2  Existing Future Land Use Map
3  Proposed Future Land Use Map
4  Correspondence from City of Boynton Beach
5  Correspondence from South Florida Water Management District
Exhibit 1
General Location Map

Briny Breezes
Figure 1.4
FUTURE LAND USE

- Residential (Mobile Homes)
- Commercial
- Recreational
- Public and Semi-Public
- Parking and Landscape Belt
- Parcels (not in the city)

Source: Updated by field reconnaissance March, 1987
Robert K. Swarthout, Incorporated

THE TOWN OF BRINY BREEZES
Palm Beach County 1987
March 25, 2013

Mr. Roger Bennett
Town of Briny Breezes
4802 N. Ocean Blvd.,
Briny Breezes, FL 33435

RE: Town or Briny Breezes Proposed Comprehensive Plan

Thank you for the opportunity to review the proposed Comprehensive Plan for the Town of Briny Breezes. City staff has conducted a review and offers the following brief comments regarding utility service for consideration before adoption. Please incorporate the recommended change as indicted below, and note when the “CAP” (capital improvement) fees would be assessed when additional water service is requested.

Here are the Utilities review comments:

1. On page 54, first paragraph, Potable Water Supply – Please replace the whole first paragraph with the following statement, “Based on 2012 data, the City of Boynton Beach has water treatment plants with permitted capacities of 10.4 MGD, for the West Plant; and 19.24 MGD, for the East Plant. The maximum daily flow from the two plants is 17.81 MGD.

2. Assessment of CAP Fees will be triggered for the following developments as identified in the comprehensive plan:
   a. Conversion of existing mobile home properties to more permanent structures.
   b. The development and construction of additional permanent structures or categories of residential properties.

Thank you.

Respectfully yours,

Lori LaVerriere
City Manager

Cc: Chief Carter, Fire Department
    Michael Rumpf, Building Department
    Kofi Boateng, Utilities Department

Breeze into Boynton Beach, America’s Gateway to the Gulfstream
April 24, 2013

Ray Eubanks, Administrator, Plan Review and Processing
Department of Economic Opportunity
107 East Madison Street
Tallahassee, FL 32399-4120

Dear Mr. Eubanks:

Subject: Town of Briny Breezes, DEO #13-1ER
Comments on Proposed Comprehensive Plan Amendment Package

The South Florida Water Management District (District) has completed its review of the proposed amendment package submitted by the Town of Briny Breezes (Town). The amendment updates the comprehensive plan based on the 2010 Evaluation and Appraisal Report. The amendment also incorporated the necessary information for the Town's Water Supply Facilities Work Plan (Work Plan) into the comprehensive plan. There appear to be no regionally significant water resource issues. However, the District offers the following technical guidance:

- The District suggests updating the Future Land Use and Intergovernmental Coordination Elements to reference the Work Plan currently included in the Town’s comprehensive plan.

- The District is currently developing the Lower East Coast Water Supply Plan and, once adopted by the District's Governing Board, the Town may need to revise its Work Plan within 18 months of the adoption. Technical assistance will be available to coordinate the Town’s Work Plan with the Lower East Coast Water Supply Plan Update.

The District offers its technical assistance to the Town; its water supplier, the City of Boynton Beach; and the Department of Economic Opportunity in developing sound, sustainable solutions to meet the Town’s future water supply needs and to protect the region’s water resources. Please forward a copy of adopted amendments to the District. For assistance or additional information, please contact Deborah Obliczynski, Policy and Planning Analyst, at (561) 682-2544 or doblaczy@sfwmd.gov.

Sincerely,

Dean Powell
Water Supply Bureau Chief
South Florida Water Management District

DP/do
c: Kofi Boateng, City of Boynton Beach
   Michael J. Busha, TCRPC
   Deborah Oblaczynski, SFWMD
   Jim Quinn, DEP
   Jerome F. Skrandel, P.A, Town of Briny Breezes
   James Stansbury, DEO