To: Council Members

From: Staff

Date: March 21, 2014 Council Meeting

Subject: Local Government Comprehensive Plan Review
Draft Amendment to the City of Boynton Beach Comprehensive Plan
Amendment No. 14-1ESR

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 City of Boynton Beach includes text changes to the Future Land Use, Transportation, Housing, Coastal Management, Public School Facilities, and Intergovernmental Coordination elements of the comprehensive plan. This report includes a summary of the proposed amendment and TCRPC comments.

Summary of Proposed Amendment

The proposed amendment includes revisions to the comprehensive plan that: 1) support economic development through preservation and expansion of industrial/commercial land; 2) guide development in the future Downtown Transit-Oriented Development (TOD) District; 3) incorporate Historic Preservation Programs; and 4) address legal requirements, unnecessary restrictions, omissions, and inconsistencies between the comprehensive plan and land development regulations. All of the changes are shown in strikethrough and underline format in an attached exhibit. The following sections summarize key changes:

Proposed Changes to Support Economic Development. The amendment package includes the following changes to the Future Land Use Element: 1) revises Policy 1.4.2 for consistency with Objective 1.4 and places the omitted text of policy 1.4.2 in a new Policy 1.17.6 under Objective
1.17, thereby consolidating all policies pertaining to economic development under that objective; and 2) revises Objective 1.17, eliminates existing Policies 1.17.1 and 1.17.2, and adds nine policies that promote preservation and expansion of industrial lands for uses that provide employment opportunities and diversify the City’s tax base. The proposed amendment supports the Economic Development Program and Initiatives adopted by the City in 2011.

**Proposed Changes to Support Transit-Oriented Development.** The amendment package adds Objective 1.18 and four new policies to the Future Land Use Element. Objective 1.18 encourages transit-supportive land development patterns to promote multi-modal transportation and increased mobility. This amendment also adds two new policies to Objective 2.4 addressing multi-modal transportation in the Transportation Element, and adds new Policy 8.6.6 to Objective 8.6 in the Intergovernmental Coordination Element. The proposed policies give broad support for amendments to the land development regulations adopted by the City in 2013 to create provisions for TOD and the corresponding standards. In addition, they would allow a 25 percent density increase for projects classified Special High Density Residential and the two mixed-use land use categories within the station area, referred to as a Downtown TOD District.

**Proposed Changes to Support Historic Preservation.** The amendment package contains: proposed changes to the Future Land Use Element that include revisions to Policy 1.3.2 and Objective 1.14, and addition of Objectives 1.19, 1.20 and 1.21 and eleven new policies; proposed changes to the Housing Element that include revisions to Objective 6.8, deletion of three policies, and addition of five policies; deletion of Objective 7.12 and its policies in the Coastal Management Element, because these are duplicated in the Future Land Use Element; proposed revision to Policy 10A.2.1 in the Public School Facilities Element; and addition of Objective 8.18 and three new policies in the Intergovernmental Coordination Element. The proposed amendment supports the comprehensive Historic Preservation Program adopted by the City in 2011. The proposed changes delete sections that are no longer relevant and add new and revised objectives and policies to reflect the City’s commitment to historic preservation.

**Proposed Miscellaneous Changes.** The amendment package includes several proposed changes to the Future Land Use and Housing elements designed to address legal requirements, unnecessary restrictions, omissions, and inconsistencies between the comprehensive plan and land development regulations. These changes include references to: special high density land use in Policy 1.3.1; floor area ratio for the Mixed Use land use category in Policy 1.3.1.d; descriptions of uses allowed in Policies 1.3.1.b, c, and d; annexations in Policy 1.15.3; funding for affordable housing in Policy 6.3.7; monitoring of impact of regulatory changes on affordable housing in Objective 6.11 and Policy 6.11.1; and group home siting in Objective 6.6 and Policy 6.6.1.

**Extrajurisdictional Impacts**

The proposed amendment was circulated by the Palm Beach County Intergovernmental Plan Amendment Review Committee Clearinghouse Coordinator on January 8, 2014. No extrajurisdictional impacts have been identified.
Regional Impacts

No adverse effects on significant regional resources and facilities have been identified.

Conclusion

The proposed amendment is consistent with the SRPP.

Recommendation

Council should approve this report and authorize its transmittal to the City of Boynton Beach and the Florida Department of Economic Opportunity.

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>Proposed Amendment Showing Strikethrough and Underline</td>
</tr>
<tr>
<td>3</td>
<td>Future Land Use and the Proposed Downtown Station Map</td>
</tr>
<tr>
<td>4</td>
<td>Transportation Concurrency Exception Area (TCEA) and the Proposed Downtown Station Map</td>
</tr>
<tr>
<td>5</td>
<td>Coastal High Hazard Area and the Proposed Downtown Station Map</td>
</tr>
</tbody>
</table>
FUTURE LAND USE ELEMENT
proposed text amendments
<table>
<thead>
<tr>
<th>Objective</th>
<th>Table of Contents</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.1 Concurrency</td>
<td></td>
<td>1-1</td>
</tr>
<tr>
<td>1.2 Land Development Regulations and Future Land Use Designations</td>
<td></td>
<td>1-2</td>
</tr>
<tr>
<td>1.3 Utilities and services sites</td>
<td></td>
<td>1-2</td>
</tr>
<tr>
<td>1.4 Innovative LDRs</td>
<td></td>
<td>1-13</td>
</tr>
<tr>
<td>1.5 Erosion and topography</td>
<td></td>
<td>1-13</td>
</tr>
<tr>
<td>1.6 Soil Conditions</td>
<td></td>
<td>1-14</td>
</tr>
<tr>
<td>1.7 Blight and Redevelopment</td>
<td></td>
<td>1-14</td>
</tr>
<tr>
<td>1.8 Anti-sprawl</td>
<td></td>
<td>1-15</td>
</tr>
<tr>
<td>1.9 Urban CBD</td>
<td></td>
<td>1-16</td>
</tr>
<tr>
<td>1.10 Inconsistent Uses-Compatibility</td>
<td></td>
<td>1-16</td>
</tr>
<tr>
<td>1.11 Coastal High-Hazard Area</td>
<td></td>
<td>1-17</td>
</tr>
<tr>
<td>1.12 Housing</td>
<td></td>
<td>1-18</td>
</tr>
<tr>
<td>1.13 Workforce Housing</td>
<td></td>
<td>1-19</td>
</tr>
<tr>
<td>1.14 Habitat/Historic Preservation</td>
<td></td>
<td>1-19</td>
</tr>
<tr>
<td>1.15 Annexation</td>
<td></td>
<td>1-20</td>
</tr>
<tr>
<td>1.16 School Siting</td>
<td></td>
<td>1-21</td>
</tr>
<tr>
<td>1.17 Economic Development</td>
<td></td>
<td>1-22</td>
</tr>
<tr>
<td>1.18 Transit-Supportive Development</td>
<td></td>
<td>1-21</td>
</tr>
<tr>
<td>1.19 Historic Preservation</td>
<td></td>
<td>1-22</td>
</tr>
<tr>
<td>1.20 Historic Preservation – Funding and Incentives</td>
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<td>1-22</td>
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</tbody>
</table>
and designations. The uses, densities and intensities shall be the maximums allowed, but shall not indicate that those maximums are necessarily allowed in a land use category or zoning district. The land development regulations or other provisions of the City’s Comprehensive Plan or Code of Ordinances may prohibit or regulate certain specific uses if doing so would be reasonable. Furthermore, other uses which may have land use characteristics very similar to those uses listed under a particular land use category may also be allowed in that land use category. One or more zoning districts, including planned development districts, shall be established to implement each of the following land use categories.

a. Residential category shall provide a mix of available residential densities to accommodate a variety of housing types sufficient to meet the needs of the present and projected population of the City, including the provision of adequate sites for housing very low-, low- and moderate income households and for mobile and manufactured homes. Residential land use designations are described below:

<table>
<thead>
<tr>
<th>Future Land Use Designation</th>
<th>Maximum Gross Density Dwelling Units (DU)/Acre (AC)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Low Density Residential</td>
<td>5 DU/AC</td>
</tr>
<tr>
<td>Moderate Density Residential</td>
<td>7.5 DU/AC</td>
</tr>
<tr>
<td>Medium Density Residential</td>
<td>10 DU/AC</td>
</tr>
<tr>
<td>High Density Residential</td>
<td>11 DU/AC</td>
</tr>
<tr>
<td>Special High Density Residential*</td>
<td>20 DU/AC</td>
</tr>
</tbody>
</table>

*This designation shall only be utilized in conjunction with the City’s affordable housing program in the CRA area if consistent with the recommendations of the applicable redevelopment plan.

In addition to dwelling units, other land uses in support of the residences may also be appropriate therein:

1. Home occupations and other uses accessory to a dwelling unit;
2. Parks, playgrounds, golf courses, open space and other outdoor recreational facilities and recreational, civic or cultural buildings ancillary to the primary outdoor recreational use of the site;
3. Community facilities designed to serve the residential area, such as elementary, middle and high schools, churches, day care centers, governmental administration, police and fire protection facilities, libraries and civic centers;
4. Group homes, rooming and boarding homes, and
   nursing homes or related health-care facilities which are
   comparable in density, character and impact;
5. Public utilities including transmission facilities, pumping
   and transfer stations; excluding water and wastewater
   treatment plants, landfills and electric power generating
   facilities;
6. All new mobile home parks shall conform to the density
   shown on the Future Land Use Plan; however, Mobile
   home parks in which the residential density exceeds the
   maximum density shown on the Future Land Use Plan
   shall be permitted to continue at the existing non-
   conforming density until the use of the entire mobile
   home park is terminated;

In addition to other allowed non-residential uses, the City may
allow marine-oriented and water-dependent uses in the Special
High Density Residential category in conjunction with the Palm
Beach County Manatee Protection Plan (the MPP) as adopted in
August of 2007. A site for a proposed facility must be designated as
“preferred” by the Boat Facility Siting Plan contained in the MPP
and must be consistent with all applicable Plan recommendations
and policies for boat facilities. The City shall also establish land
development regulations that maximize land use compatibility and
protect residential neighborhoods from negative impacts of subject
uses.

b. Commercial category shall allow a broad range of commercial
   uses to provide for business, retail, service, office and other
   commercial enterprises which support the resident and visitor
   populations and create employment opportunities. Commercial
designations on the City’s Future Land Use Map include the
following:

<table>
<thead>
<tr>
<th>Future Land Use Designation</th>
<th>Maximum Floor Area Ratio (FAR)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Office Commercial</td>
<td>0.40</td>
</tr>
<tr>
<td>Local Retail Commercial</td>
<td>0.50</td>
</tr>
<tr>
<td>General Commercial</td>
<td>0.50</td>
</tr>
</tbody>
</table>

In the Office Commercial designation, the following allowed
uses are allowed: will be limited to, but not necessary include,
the following:

1. Business, professional and administrative offices;
2. Financial institutions;
3. Funeral homes;
4. Places of worship;
5. Schools and instruction, day-care centers and educational institutions;
6. Museums;
7. Hospitals and other health care services, group homes, nursing homes and related health care facilities;
8. Social and civic clubs and organizations;
9. Civic and community centers;
10. Limited retail and business services related to the above uses.

Uses allowed in the Local Retail Commercial designation— the following uses are allowed, in addition to the uses listed above; will be limited to, but not necessarily include, all uses permitted in the Office Commercial designation and the uses listed below:

1. Retail uses, personal services and repair of consumer goods;
2. Wholesale of non-hazardous commodities;
3. Business services which are compatible with retail uses;
4. Entertainment, recreation, facilities, amusements, attractions and exposition halls;
5. Lodging facilities;
6. Marinas and boat storage;
7. Passenger transportation facilities; also,
8. High Density Residential (maximum 11 du/ac), including mixed use developments;
9. Limited light industrial uses in planned commercial developments (Flex-space).

Uses allowed in the General Commercial designation—the following uses are allowed, in addition to those listed above; shall be limited to, but not necessary include, all uses permitted in the Local Retail Commercial designation (except non-accessory residential uses), and the uses listed below; however, residential uses shall not be allowed:
1. Business services;
2. Vehicle and boat storage;
3. Household storage;
4. Shops for fabrication, rebuilding and repair on a custom basis.
c. **Industrial category** shall allow industrial uses which provide opportunities for the retention and expansion of economic activities associated with manufacturing, processing or assembly plants and their support enterprises for warehouse, storage, distribution, research and development. Development within this designation shall have a maximum Floor Area Ratio (FAR) of 0.50.

Uses allowed in this land use category shall will be limited to, but not necessary include, the following:
1. Industrial uses, research and development, wholesale and distribution, business and repair services, warehousing and storage;
2. Transportation, communications, and utility facilities;
3. Retail sale of home improvement goods, tools, and machinery;
4. Adult entertainment establishments;
5. Trade and industrial schools;
6. Major recreation facilities such as racetracks, arenas, amusement parks, exposition halls, and the like;
7. Offices and retail uses in planned industrial developments;
8. Restaurants which are accessory to the above uses; and

d. **Mixed Use category** shall provide for the vertical or horizontal mixing of land uses within a single site in order to allow development and redevelopment in specific geographic areas of the City that take maximum advantage of existing utility systems and services; and promote compact development, safe and pedestrian-friendly streets, and provide transportation choices.

All land development located within any mixed use designation shall be required to submit a plan that includes a single unified design for the project and shall conform to any adopted redevelopment and design plan(s) for the area covered by the designation.

<table>
<thead>
<tr>
<th>Future Land Use Designation</th>
<th>Mixed Use (east of 1-95)</th>
<th>Maximum Density (du/ac) or Floor Area Ratio (FAR)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>40 du/ac and 1.5 3.0 FAR (excluding parking structures)</td>
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City of Boynton Beach
Comprehensive Plan
Amendments 08-01

Date: August 19, 2008
Future Land Use Element
Ordinance 08-007
(A FAR of 2.0 3.5 may be considered for development abutting the Mixed Use-Core designation or meeting other locational criteria)

<table>
<thead>
<tr>
<th>Mixed Use-Core</th>
<th>80 du/ac and 4.0 FAR (excluding parking structures)</th>
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<tbody>
<tr>
<td>(east of I-95)</td>
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<tr>
<td>Mixed use-Suburban</td>
<td>20 du/ac and 1.0 FAR (excluding parking structures)</td>
</tr>
<tr>
<td>(west of I-95)</td>
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</tbody>
</table>

In the **Mixed Use** designation, the **allowed following-uses will shall be allowed**, limited to, but not necessary include, the following:

1. Business, professional and administrative offices;
2. Retail uses, personal services, business services which are compatible with retail uses;
3. Entertainment, recreation facilities, amusements, attractions and exposition halls;
4. Hotels;
5. Residential uses with a gross density of 40 du/ac;
6. Places of worship, elementary and high schools and day-care services;
7. Governmental uses; and
8. Home occupations.

Land use types shall be permitted according to the following ranges, expressed as a percentage of the total area in this plan designation. The percentages shall be applied on an areawide basis but shall not be interpreted to require each development to have a mixture of uses.

**Ranges of Allowable Percentages of Land Use Within the Area:**

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<tbody>
<tr>
<td>Residential</td>
<td>70%-90%</td>
</tr>
<tr>
<td>Non-residential</td>
<td>10%-30%</td>
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</tbody>
</table>

The cumulative development in these areas shall be monitored to ensure that the proportional mix of uses is achieved by the year 2025.

In the **Mixed Use-Core** designation, the **allowed following-uses shall will be allowed**, limited to, but not necessary include, the following:

City of Boynton Beach
Comprehensive Plan
Amendments 08-01

Future Land Use Element
Ordinance 08-007

Date: August 19, 2008
b. The coordination of future land uses with the appropriate
   topography and soil conditions;

c. Compatibility of adjacent land uses and buffering and screening
   of uses;

d. The subdivision of land;

e. Signage;

f. Areas subject to seasonal or periodic flooding and provisions
   for drainage and stormwater management;

g. The protection of environmentally sensitive lands, water
   wellfields and aquifer recharge areas;

h. Access Management;

i. On-site vehicular circulation, parking lots and loading areas
   designed and sized to provide the maximum reasonable degree
   of safety and convenience;

j. The provision of open space;

k. The protection of known and discovered archaeological sites;

l. The recognition, identification, documentation, and preservation
   of historic properties and cultural resources;

m. The protection of natural resources; and,

n. The availability of facilities and services at adopted levels of
   service concurrent with the impacts of development.

Objective 1.4

The City shall encourage innovative land development
regulations that implement this Comprehensive Plan.

Measurability: Number of amendments to the land development regulations that foster
innovative regulations consistent with the objective.

Policy 1.4.1

The City shall encourage a mixture of quality light industrial,
commercial and office uses within commercial and industrial
districts where such projects would not create significant land use
conflicts and adequate public facilities are available to serve such
uses.

Policy 1.4.2

The City shall continue to modify land development regulations as
needed to make them more effective or less burdensome in
achieving goals and objectives of this Plan and to seek innovative
regulatory solutions to promote economic development and
sustainability initiatives. Areas adjacent to industrially designated
lands shall be considered for redesignation to industrial-use if
adequate lot consolidation to prevent piecemeal encroachment into
adjacent neighborhoods is available provided that adequate
screening and buffering is provided.

City of Boynton Beach
Comprehensive Plan
Amendments 08-01

Date: August 19, 2008
Future Land Use Element
Ordinance 08-007
Measurability: Increase in the number of workforce housing units produced in the City.

Policy 1.13.1 The City shall continue to utilize the Workforce Housing Program to facilitate the construction of affordable rental and for-sale housing units.

Policy 1.13.2 In order to be granted higher densities possible in the Special High Density Residential, Mixed Use, and Mixed Use-Core future land use designations, established percentages of the residential development must be affordable to Low Income and Moderate Income households.

Policy 1.13.3 The Workforce Housing Program shall continue to offer developers alternatives to on-site provision of affordable units, which include:
1. Payment in-lieu contributions;
2. Land donation within the City;
3. Off-site construction of units; and
4. Purchase and donation of existing market rate units to be donated to the city or sold to eligible households.

Policy 1.13.4 All workforce housing units constructed under the program shall remain affordable for a period of thirty (30) years through the use of restrictive covenants.

Policy 1.13.5 The City shall continue to explore innovative development regulations, the use of prefabricated housing, regulations regarding non-conforming lots and other policy tools to provide increased access to affordable housing.

Objective 1.14 The City shall continue to protect native habitat, and preserve wetlands, archaeological sites and historic resources.

Measurability: Number of areas or sites protected.

Policy 1.14.1 The City shall continue to enforce regulations requiring the preservation of 25% of all “A”, “B”, and “C” rated sites of 10 or more acres and shall require that these standards are placed as conditions of approval for development orders and permits where applicable.

Policy 1.14.2 The City shall, through the enforcement of pertinent regulations, continue to require that, in the event of prior knowledge of any archaeological site on a development site, or the discovery of...
archaeological artifacts during project construction, the developer shall stop construction in that area and immediately notify the Bureau of Archaeological Research, in the Florida Department of State. Proper protection of such resources to the satisfaction of the bureau shall be provided by the developer.

Policy 1.14.3 Historic resources identified in "The City of Boynton Beach Historic Sites Survey" shall be incorporated into the Future Land Use Map series and shall be protected from development and redevelopment activities.

Policy 1.14.4 The City shall continue to solicit input from local historic preservation groups in updating the lists and maps of historic properties contained in the completed historical survey. The City Commission shall adopt any revisions to the lists and maps of historical properties, which are shown in the historic survey and the Comprehensive Plan, for recording with the Florida Master File.

Policy 1.14.5 The City's land development regulations shall continue to provide protection for listed historical resources.

Objective 1.15 The City will continue to expand through annexation of enclaves, pockets and other contiguous properties.

Measurability: Number of annexations processed.

Policy 1.15.1 The City shall continue to promote the orderly annexation of lands consistent with Chapter 171, Florida Statutes, and the Palm Beach County Annexation Policy.

Policy 1.15.2 The City shall utilize four methods of annexation:
1. Voluntary annexation;
2. Annexation by interlocal agreement with Palm Beach County;
3. Compliance with pre-annexation water service agreements from the City; and
4. Referendum.

Policy 1.15.3 The City shall require that every-property owners requesting being annexed into the City to concurrently apply for land use amendment and rezoning to the City's adopted land use classification and zoning district. Reclassification and rezoning of properties annexed through city-initiated actions can be postponed for up to 6 months unless improvements are requested.
Policy 1.16.6 The City Of Boynton Beach shall coordinate with the School District for the collocation of public facilities, such as parks, libraries, and community centers with schools, to the extent possible, as sites for these public facilities and schools are chosen and development plans prepared.

Objective 1.17 The City shall pursue economic development opportunities to support a competitive and diversified economy, and a good quality of life for residents.

Measurability: Number of developments-approved actions taken in accordance with the objective.

Policy 1.17.1 The City shall continue to attract a mix of high-value industrial, commercial and residential development that will strengthen the tax base and generate employment opportunities for residents without affecting the City’s neighborhoods and community character.

Policy 1.17.2 The City will continue to participate in public and private efforts to identify and implement methods to retain and strengthen the existing job base as well as to expand employment and training opportunities to support a competitive and diversified economy.

Policy 1.17.1 The City shall monitor the amount of land available for industrial/commercial development and, by the end of 2014, review the Future Land Use and Official Zoning maps for recommendations pertaining to current location and potential expansion of industrial and commercial districts.

Policy 1.17.2 The City shall preserve industrial land for industrial and job-generating purposes; will work to ensure these sites are utilized to their full potential as development and redevelopment occurs; and will encourage private reinvestment through targeted incentives.

Policy 1.17.3 By the end of 2014, the City shall review the Land Development Regulations to improve approval processes and to remove unnecessary hurdles hindering industrial and commercial uses that create jobs, contribute to the tax base, and accommodate market trends.

Policy 1.17.4 The City shall restrict the non-industrial use of industrial lands to uses that are of a type, size and number so as to be complementary
to industrial activities, and that do not deplete the supply of industrial land, and do not create potential land use conflicts with industrial activities.

Policy 1.17.5 The City shall continue to apply Economic Development Benefits review criteria to all rezoning and Future Land Use Map amendment requests to limit the conversion of industrial and commercial land to other uses.

Policy 1.17.6 Re-classifications to industrial use of lands adjacent to industrial districts can proceed only if lot consolidation is deemed adequate and screening is provided to minimize impacts on adjacent residential uses.

Policy 1.17.7 The City shall protect industrial lands from encroachment by other land uses that would reduce the economic viability of industrial lands.

Policy 1.17.8 By the end of 2014, the City shall create an Economic Development Plan and adopt it into the new Economic Development Element of this Comprehensive Plan to promote economic growth and job creation.

Policy 1.17.9 By the end of 2015, the City shall amend the Land Development regulations to facilitate implementation of the Economic Development Element and the underlying Economic Development Plan.

Policy 1.17.10 The City shall continue to coordinate economic development efforts with the Community Redevelopment Agency, the Boynton Beach Chamber of Commerce and the Palm Beach Business Development Board.

Objective 1.18 The City shall encourage transit-supportive land development patterns to promote multi-modal transportation and increased mobility.

Measurability: Volume of transit ridership within the City and the Downtown TOD district; change in density and development intensity within TOD areas.

Policy 1.18.1 The City shall implement the Transit-Oriented Development (TOD) approach, as described in the 2012 Florida Department of Transportation’s TOD Guidebook, to manage future growth within
a ½ mile radius around the intersection of Ocean Avenue and the Florida East Coast rail corridor, which is the anticipated location of the Downtown Boynton Beach Station for the planned commuter Tri-Rail Coastal Service on the FEC Corridor. This area will be referred as the Downtown TOD District hereforth. The inner ¼-mile core of this District shall be designed to accommodate the greatest density and intensity of development.

**Policy 1.18.2** The City shall aim to transform the Downtown TOD District area into an active, mixed-use, pedestrian-friendly activity zone, supporting new housing to increase potential ridership, intensifying land development activity, and adding amenities and destination uses for future transit riders. The City shall strive to achieve this goal through facilitating compact, high density and intensity development of a varied mix of land uses.

- a. The City shall maintain both a maximum and minimum residential density within the ¼ mile area around the future station for all zoning districts with the underlying Mixed-Use Core or Mixed-Use future land use classifications.

- b. The standard maximum density for properties located within the Downtown TOD District in all zoning districts with the underlying Special High Density Residential, Mixed Use Core or Mixed Use future land use classifications can be increased by 25 percent.

- c. The City shall monitor the number of residential units approved within the Downtown TOD District for conformance with thresholds established for the TCEA, and coordinate as appropriate with the Palm Beach County Emergency Department regarding provision of adequate hurricane shelter space to accommodate population growth.

- d. The City shall ensure that new development contributes to the creation of an enhanced pedestrian environment through well-located public plazas, expanded public sidewalks, and pedestrian-scaled street and block structure for maximized internal and external connectivity.
Policy 1.18.3 The City shall incorporate the planned Tri-Rail Coastal Service and the Downtown TOD District into the Future Land Use Map and revise redevelopment plans as appropriate.

Policy 1.18.4 The City shall monitor changes over time in the density and intensity of development within the Downtown TOD District (cumulatively and individually on development parcels), total numbers of residential units and jobs, and the percentage composition of land uses, including ratio of jobs-to-housing. This data shall be collected every five years and distributed to relevant public agencies involved in regional transportation planning and service.

Objective 1.19 The city shall continue to identify, document, and preserve historic and cultural resources.

Measurability: Number of areas or sites added to the Boynton Beach Register of Historic Places and the Florida Master Site File.

Policy 1.19.1 The City shall continue to maintain and update “The City of Boynton Beach Historic Sites Survey” and the Florida Master Site File.

Policy 1.19.2 The City shall continue to maintain and update “The Boynton Beach Register of Historic Places” and the “National Register of Historic Places”.

Policy 1.19.3 The City shall continue processing additions to “The Boynton Beach Register of Historic Places”.

Policy 1.19.4 Historic and cultural resources identified in “The Boynton Beach Register of Historic Places” shall be incorporated into the Future Land Use Map series and shall be protected from development and redevelopment activities through the approved review process.

Policy 1.19.5 The City’s land development regulations shall continue to provide protection for historic and cultural resources.

Policy 1.19.6 The City shall, through the enforcement of pertinent regulations, continue to require that, in the event of prior knowledge of any archaeological site on a development site, or the discovery of archaeological artifacts during project construction, the developer shall stop construction in that area and immediately notify the
Bureau of Archaeological Research in the Florida Department of State. Proper protection of such resources to the satisfaction of the bureau shall be provided by the developer.

Policy 1.19.7 The City shall continue to meet the criteria necessary for participation in the Certified Local Government Program.

Objective 1.20 The City shall continue to pursue funding opportunities and offer incentives that will contribute to the preservation of historic and cultural resources.

Measurability: The amount of funding received and number incentives awarded.

Policy 1.20.1 The City shall continue to pursue grant funding for projects that contribute to the preservation of historic and cultural resources.

Policy 1.20.2 The City shall continue to offer incentives that will contribute to the preservation of historic and cultural resources.

Objective 1.21 The City shall continue to identify and provide educational opportunities to encourage a greater understanding and appreciation of historic and cultural resources.

Measurability: Number of opportunities identified and provided.

Policy 1.21.1 The City shall continue to increase awareness and understanding of historic and cultural resources for educational and heritage tourism purposes.

Policy 1.21.2 The City shall continue to work with heritage and educational organizations to increase awareness and understanding of historic and cultural resources.
TRANSPORTATION ELEMENT
proposed text amendments
Policy 2.4.17  The City shall strive to adapt its transportation network to accommodate the anticipated passenger rail service on the FEC Corridor, with a new station in the City’s CRA. To implement transit-oriented development and provide superior access to the future downtown station, the City shall plan for:

a. “Complete streets”, accommodating all modes of transportation (automobile as well as pedestrian, bicycle, and transit), to be interconnected with surrounding developments and neighborhoods within the Downtown TOD District.

b. Short blocks that will allow for an interconnected roadway network to be created over time, with new streets, alleys and pedestrian passageways to ensure that blocks are easily walkable to maximize pedestrian and bicycle access to the future station from the Downtown TOD District and beyond.

c. Pedestrian- and bicycle-friendly design standards for new streets and for retrofitting existing streets to match their new function.

d. A bicycle network with primary routes defined, with adequate bicycle lanes, shared bicycle/pedestrian routes and amenities such as parking and storage.

Policy 2.4.18  By the end of 2015, the City shall review parking regulations and parking management options for the Downtown TOD District. The use of transit, ridesharing, cycling and walking, as well as planned public parking facilities within the area, may warrant reduced parking requirements and increased use of shared and alternative parking arrangements.

Objective 2.5  Explore all legally defensible alternatives for protection of public right-of-way when reviewing development proposals, provide for the protection of existing and future right-of-way from building encroachment. Provide for minimal negative impacts associated with driveway locations, and provide for safe and efficient on-site traffic circulation and parking, including provisions for shared driveways, shared parking, and handicapped users.

Measurability: Number of development projects permitted subsequent to performance review.
HOUSING ELEMENT
proposed text amendments
<table>
<thead>
<tr>
<th>Objective</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>6.1  Provision of new dwelling units to meet the housing needs</td>
<td>6-1</td>
</tr>
<tr>
<td>6.2  Reduction of substandard housing units</td>
<td>6-1</td>
</tr>
<tr>
<td>6.3  Implementation of housing programs to meet the housing needs</td>
<td>6-2</td>
</tr>
<tr>
<td>6.4  Provision of workforce housing</td>
<td>6-3</td>
</tr>
<tr>
<td>6.5  Sites for mobile homes</td>
<td>6-5</td>
</tr>
<tr>
<td>6.6  Sites for group homes and foster care facilities</td>
<td>6-6</td>
</tr>
<tr>
<td>6.7  Programs which displace households</td>
<td>6-6</td>
</tr>
<tr>
<td>6.8  Preservation of historically and culturally significant housing</td>
<td>6-7</td>
</tr>
<tr>
<td>6.9  Code enforcement</td>
<td>6-7</td>
</tr>
<tr>
<td>6.10 Special needs housing</td>
<td>6-8</td>
</tr>
</tbody>
</table>
- Rental Rehabilitation;
- Weatherization Funds; and
- Emergency Roof Repairs.

Policy 6.3.3 The City shall continue to pursue the use of CDBG and state housing monies available for community-based corporations, by the identification or creation of community-based corporations which can work with the City on housing efforts. State monies include:
- Predevelopment Funding for Community-based Corporations;
- Purchase Assistance Loan Programs; and
- Rehabilitative Deferred Loans.

Policy 6.3.4 The City shall implement the Local Housing Assistance Plan through State’s Housing Incentive Partnership funding which will provide incentives to the private sector in the construction of affordable dwelling units.

Policy 6.3.5 The City shall continue to establish and implement procedures to require that public-assisted housing shall be located in a manner which avoids an over-concentration of such uses in one particular area.

Policy 6.3.6 The City shall, by 2010, amend the zoning ordinance to allow construction on nonconforming lots if the result will be the provision of well designed and neighborhood compatible housing.

Policy 6.3.7 The City shall establish a priority for very-low-income households (i.e., persons earning less than 50% of the median household income), the elderly, and physically-challenged persons with physical or mental disabilities, in providing funding sources for affordable dwelling units.

Objective 6.4 The City shall continue to encourage the provision of workforce housing to maintain a diversified and sustainable City having character and sense of community where people can live and work in the same area.

Measurability: Number of workforce housing units developed.

Policy 6.4.1 The City shall continue to utilize the Workforce Housing Program to facilitate the construction of affordable rental and for-sale housing units city-wide.
Attainability shall be assured through deed restrictions on these properties; or,

- may choose to contribute a fee in-lieu of units. The sum amount of this fee shall be established by the City Commission and Board of County Commissioners, and it shall be paid to the City of Boynton Beach’s affordable housing program(s) to finance land acquisition, homeowner assistance, or other actions to further the City’s affordable housing objectives as specified in the City of Boynton Beach Comprehensive Plan.

Policy 6.4.7
The City, through the CRA’s Direct Incentive Program and its Affordable Access component, shall continue to implement a program to make affordable housing available to low-to-moderate income households (with incomes of 80% to 100% of median household income in Palm Beach County) in the TCEA. The affordable units in this program must remain affordable for a minimum period of 10 years. The City shall continue implementation of the policies under Objectives 6.1, 6.3 and 6.6 of the Housing Element of the Comprehensive Plan to provide other programs benefiting very low, low and moderate income households. The City will also insure that 5% of new or rehabilitated housing within the TCEA area is available for occupancy by these households, with pricing consistent with SHIP guidelines, and rent levels consistent with affordable effort ratios. The City will continue the annual monitoring of the affordability of housing within the TCEA.

Objective 6.5
The City shall allow sites for mobile homes where single-family detached dwellings are permitted.

Measurability: Maintenance of the land development regulations in accordance with the objective.

Policy 6.5.1
The City shall allow mobile homes in all areas of the City where single-family detached dwellings are permitted, subject to the zoning regulations and other code requirements that apply to other types of single-family detached dwellings.

Objective 6.6
The City shall allow sites for group homes and foster care facilities in residential land use categories consistent with Chapter 419, F.S. applicable state and federal laws.

Measurability: Maintenance of the land development regulations in accordance with the objective.
Policy 6.6.1 Notwithstanding those facilities subject to the ADA, FHA, or other similar federal or state laws, statutes or regulations, The City shall allow group homes with six or fewer residents in all residential zoning districts provided they are located at least 1,000 feet from other such facilities. However, all Group homes shall be required to obtain a license with the City in order to facilitate monitoring and ensure zoning compliance.

Policy 6.6.2 The City shall establish, consistent with state statutes, reasonable standards regarding the maximum number of persons allowed in group homes in each residential zoning district, and the minimum floor area per person, or maximum number of persons per room.

Policy 6.6.3 The City shall enforce the land development regulations to ensure safe and convenient on-site design of off-street parking for group homes with more than six persons.

Policy 6.6.4 The City shall establish and implement procedures to continue to allow foster homes for up to five children (both natural and foster) in any dwelling, provided that the foster home is supervised by an adult who is a resident in the dwelling.

Policy 6.6.5 The City shall continue to allow adult foster homes in designated zoning districts.

Objective 6.7 The City shall avoid housing programs which displace households. However, in the event displacement occurs, benefits consistent with applicable state and federal laws will be implemented through the following policies.

Measurability: Incidence of household displacement and evidence of displacement housing programs utilized.

Policy 6.7.1 The City shall assist any households displaced by City housing programs to locate alternative housing that is reasonably located, standard housing at affordable costs, prior to their displacement.

Policy 6.7.2 The City shall assist persons displaced by code enforcement activities, with temporary relocation benefits and replacement housing, or down payment or rental assistance, depending upon eligibility.
Objective 6.8  The City shall continue to identify, document, and preserve identified as being historically and culturally significant housing through the approved processes.

Measurability: Continued maintenance of land development regulations encouraging the identification, documentation, and preservation of historic resources.

Policy 6.8.1 Historic resources identified in “The City of Boynton Beach Historic Sites Survey” shall be incorporated into the Future Land Use Map series and shall, where practical, be protected from development and redevelopment activities.

Policy 6.8.2 The City shall continue to solicit input from local historic preservation groups in updating the lists and maps of historic properties contained in the completed historical survey. The City Commission shall adopt any revisions to the lists and maps of historical properties, which are shown in the historic survey and the Comprehensive Plan, for recording with the Florida Master Site File.

Policy 6.8.3 The City’s land development regulations shall continue to provide protection for listed historical resources.

Policy 6.8.1 The City shall continue to maintain and update “The City of Boynton Beach Historic Sites Survey” and the Florida Master Site File.

Policy 6.8.2 The City shall continue to maintain and update “The Boynton Beach Register of Historic Places” and the “National Register of Historic Places”.

Policy 6.8.3 The City shall continue processing additions to “The Boynton Beach Register of Historic Places”.

Policy 6.8.4 Historic and cultural resources identified in “The Boynton Beach Register of Historic Places” shall be incorporated into the Future Land Use Map series and shall be protected from development and redevelopment activities through the approved review process.

Policy 6.8.5 The City’s land development regulations shall continue to provide protection for historic and cultural resources.

Objective 6.9 The City, through Code enforcement efforts, will continue to improve the quality of neighborhoods by conserving the existing housing stock.
Policy 6.10.2 The City shall, through local funding and technical assistance, continue to support the social service assistance programs provided to elderly and handicapped persons.

Policy 6.10.3 The City shall work to establish a public/private partnership which can build units for elderly and handicapped persons.

Policy 6.10.4 The City will continue to revise the land development regulations in order to continue public improvement programs aimed at the removal of physical barriers which restrict accessibility by handicapped persons.

Policy 6.10.5 The City shall discourage hospitals, congregate living facilities for persons with special needs, nursing homes, and the like from locating within Coastal High-Hazard Area and shall encourage such existing facilities to relocate to safer locations within the City.

Objective 6.11 The City shall continue to monitor the impacts of amendments to the Land Development Regulations on affordable housing.

Measurability: Number of unintended negative impact prevented or mitigated

Policy 6.11.1 The City shall review all proposed amendments to Land Development Regulations for a potential negative impact on the affordable housing cost prior to adoption.
COASTAL MANAGEMENT ELEMENT
proposed text amendments
# Table of Contents

<table>
<thead>
<tr>
<th>Objective</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>7.1</td>
<td>Development of vacant waterfront residential properties</td>
</tr>
<tr>
<td>7.2</td>
<td>Florida Total Maximum Daily Load Program for the Lake Worth Lagoon</td>
</tr>
<tr>
<td>7.3</td>
<td>Reduction of levels of wastewater pollutants flowing into oceanic waters</td>
</tr>
<tr>
<td>7.4</td>
<td>Protection and restoration of the coastal dune system and beaches</td>
</tr>
<tr>
<td>7.5</td>
<td>Limitation on public expenditures in the coastal high hazard area</td>
</tr>
<tr>
<td>7.6</td>
<td>Local implementation of the County Emergency Preparedness Plan</td>
</tr>
<tr>
<td>7.7</td>
<td>Maintenance or reduction of hurricane evacuation times</td>
</tr>
<tr>
<td>7.8</td>
<td>Increases to Coastal High-Hazard Area population densities</td>
</tr>
<tr>
<td>7.9</td>
<td>Phasing of urban services consistent with the Level of Service Standards</td>
</tr>
<tr>
<td>7.10</td>
<td>Protection and conservation of habitats</td>
</tr>
<tr>
<td>7.11</td>
<td>Increasing water dependent and water related uses</td>
</tr>
<tr>
<td>7.12</td>
<td>Protection, preservation and reuse of historic properties</td>
</tr>
<tr>
<td>7.13</td>
<td>Post-Disaster Redevelopment Plan</td>
</tr>
<tr>
<td>7.14</td>
<td>Minimizing at-risk population concentrations</td>
</tr>
</tbody>
</table>
Policy 7.11.8  The City shall only allow for location of marinas, boat ramps and other water-dependent uses in a manner which protects seagrass and manatees. Upon the siting of such water-dependent uses, the City shall continue to implement adequate provisions to protect seagrass and manatees such as, but not limited to, minimizing dredging, marking navigation channels, supporting boat speed restrictions, speed zone enforcement, information and restrictive signage, and construction standards so as to not entrap manatees or damage seagrass. To further this goal, new marinas shall only be permitted within the areas identified as a “Preferred” siting category in accordance with the Palm Beach County Manatee Protection Plan.

Objective 7.12  The City shall continue to protect, preserve and/or provide for the sensitive reuse of historic properties in the Coastal Management area.

Measurability: Continued maintenance of land development regulations encouraging preservation of historic resources.

Policy 7.12.1  Historic resources identified in “The City of Boynton Beach Historic Sites Survey,” which are eligible for local or National Register listing shall be incorporated into the Future Land Use Map series and shall be protected from development and redevelopment activities.

Policy 7.12.2  The City shall continue to solicit input from local historic preservation groups in updating the lists and maps of historic properties contained in the completed historical survey. The City Commission shall adopt any revisions to the lists and maps of historical properties, which are shown in the historic survey and the Comprehensive Plan, for recording with the Florida Master File.

Policy 7.12.3  The City’s land development regulations shall continue to provide protection for listed historical resources.

Objective 7.13  To provide for the ongoing development of the coastal area in a manner which will reduce the exposure of human life and public and private property to natural hazards by developing a Post-Disaster Redevelopment Plan.

Measurability: Adoption of a Post-Disaster Redevelopment Plan.

City of Boynton Beach
Comprehensive Plan
Amendments: Recreational Water Service Use

Date: December 1, 2009
Coastal Management Element
Ordinance: 09-042
INTERGOVERNMENTAL COORDINATION ELEMENT
proposed text amendments
# Table of Contents

<table>
<thead>
<tr>
<th>Objective</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>8.1 Review of Comprehensive Plans of adjacent governmental entities</td>
<td>8-1</td>
</tr>
<tr>
<td>8.2 Utilization of (IPARC) for unique issues</td>
<td>8-1</td>
</tr>
<tr>
<td>8.3 Utilization of the Multi-jurisdictional Issues Coordination Forum</td>
<td>8-2</td>
</tr>
<tr>
<td>8.4 Annexation coordination</td>
<td>8-3</td>
</tr>
<tr>
<td>8.5 Joint planning areas</td>
<td>8-3</td>
</tr>
<tr>
<td>8.6 Coordinated transportation planning</td>
<td>8-4</td>
</tr>
<tr>
<td>8.7 Interlocal agreement for the South Central Regional Wastewater Treatment and Disposal Facilities</td>
<td>8-4</td>
</tr>
<tr>
<td>8.8 Coordination of stormwater planning and management issues</td>
<td>8-5</td>
</tr>
<tr>
<td>8.9 Coordinated development of the “10-Year Water Supply Facilities Work Plan”</td>
<td>8-5</td>
</tr>
<tr>
<td>8.10 Coordinated protection of aquifer recharge areas</td>
<td>8-6</td>
</tr>
<tr>
<td>8.11 Interlocal agreements for water and sewer services</td>
<td>8-6</td>
</tr>
<tr>
<td>8.12 Coordination with the Solid Waste Authority</td>
<td>8-7</td>
</tr>
<tr>
<td>8.13 Development and maintenance of natural environment</td>
<td>8-7</td>
</tr>
<tr>
<td>8.14 Coordination to maximize recreational opportunities</td>
<td>8-8</td>
</tr>
<tr>
<td>8.15 Coordinated implementation of housing programs</td>
<td>8-8</td>
</tr>
<tr>
<td>8.16 Coordination of waterfront residential development</td>
<td>8-8</td>
</tr>
<tr>
<td>8.17 Coordination on public school facilities</td>
<td>8-9</td>
</tr>
<tr>
<td>8.18 Coordination on preservation of historic and cultural resources</td>
<td>8-9</td>
</tr>
</tbody>
</table>
Policy 8.5.2 The City shall encourage joint planning agreements that include, but are not limited to, the following:

- cooperative planning and review of land development activities within areas covered by the agreement;
- specification of service delivery;
- funding and cost-sharing issues within joint planning areas; and
- enforcement/implementation.

Transportation Element

Objective 8.6 The City shall continue to coordinate transportation planning with the Palm Beach Metropolitan Planning Organization, Palm Beach County, South Florida Regional Transportation Authority, and the Florida Department of Transportation.

Measurability: Monitoring of attendance at meetings of the agencies.

Policy 8.6.1 The City shall continue to participate in the Palm Beach County MPO’s long range planning process and utilize the resulting plans to update the City’s Transportation Element as appropriate.

Policy 8.6.2 The City shall continue the enforcement of the adopted County-wide Traffic Performance Standards Ordinance, and conformance to the Level of Service Standards set forth in that ordinance, except where reasonable exceptions have been approved in accordance with that ordinance.

Policy 8.6.3 The City shall continue to participate in the Palm Beach County Technical Advisory Committee.

Policy 8.6.4 The City shall continue to maintain active and positive relationships with the Florida Department of Transportation, Palm Beach County, adjacent municipalities, and relevant public and private entities in order to support and engage in cooperative funding for transportation improvements.

Policy 8.6.5 The City shall continue to coordinate with Palm Tran in providing efficient public transit services.

Policy 8.6.6 The City shall continue to coordinate with the South Florida Regional Transportation Authority, Palm Beach Metropolitan Planning Organization, Florida Department of Transportation.
Treasure Coast Regional Planning Council, and other transportation stakeholder agencies to help establish passenger rail service on the FEC Rail Corridor, with a new passenger rail station in the City’s CRA.

Utilities Element

Objective 8.7 Under the auspices of the interlocal agreement, the City of Boynton Beach will continue to provide adequate treatment and disposal of wastewater through the facilities at the South Central Regional Wastewater Treatment and Disposal Facilities.

Measurability: Continuing participation in the interlocal agreement.

Policy 8.7.1 The City will continue to coordinate with the South Central Regional Wastewater Treatment and Disposal Board for wastewater treatment, disposal and reuse water services.

Objective 8.8 The City will continue to coordinate with the Lake Worth Drainage District, the South Florida Water Management District, Palm Beach County, and any other agencies, as may be appropriate, on stormwater planning and management issues.

Measurability: Ongoing coordination with the entities and agencies.

Policy 8.8.1 The City shall coordinate with the Florida Department of Environmental Protection, the South Florida Water Management District, Palm Beach County Department of Environmental Resources Management, and other affected parties in meeting the requirements of the Florida Total maximum Daily Load Program for the Lake Worth Lagoon.

Policy 8.8.2 The City shall continue to coordinate with the Northern Palm Beach County Improvement District on meeting the requirements of the NPDES permit.

Policy 8.8.3 The City shall continue coordination with the South Florida Water Management District and the Lake Worth Drainage District in meeting water quality criteria for drainage discharge.
Policy 8.17.1  The City Of Boynton Beach shall coordinate with the School District in order to:

- Verify available school capacity by the School District prior to issuing any site-specific development order for new residential units;

- Coordinate planning with the School District regarding population projections, school siting, projections of development and redevelopment for the coming year, infrastructure required to support school facilities and amendments to the future land use plan element; and,

- Provide a biannual report to the School District on April 1 and October 1 each year, containing information regarding Certificates of Occupancy issued for new residential units.

Policy 8.17.2  The City shall continue to maintain the established process of coordination and collaboration with the County and the School District in the planning and siting of public school facilities in coordination with planned infrastructure and public facilities.

Policy 8.17.3  The City Of Boynton Beach shall coordinate with the School District for the collocation of public facilities, such as parks, libraries, and community centers with schools, to the extent possible, as sites for these public facilities and schools are chosen and development plans prepared.

Objective 8.18  The City shall continue to coordinate with those agencies, departments, and entities that assist in the preservation of historic and cultural resources.

Measurability: Number of interlocal agreements maintained and created.

Policy 8.18.1  The City shall continue to meet the requirements of the Certified Local Government program as detailed in the Certified Local Government Agreement with the State of Florida, Department of State, Division of Historical Resources.

Policy 8.18.2  The City shall continue to meet the requirements of the Historic Tax Exemption Program as detailed in the interlocal agreement with the Board of County Commissioners of Palm Beach County.

City of Boynton Beach
Comprehensive Plan Amendments 08-01

Date: August 19, 2008
Policy 8.18.3 The City shall continue to establish and maintain links with national, state, and local preservation and educational organizations.
PUBLIC SCHOOL FACILITIES ELEMENT
proposed text amendments
5. Upon termination of the Interlocal Agreement the County shall initiate a Comprehensive Plan Amendment to terminate school concurrency.

Objective 10A.2 Facilities Requirements

To provide for mitigation alternatives which are financially feasible and will achieve and maintain the adopted level of service standard in each year of the five-year planning period.

Policy 10A.2.1 Mitigation shall be allowed for those development proposals that cannot meet adopted level of service standard. Mitigation options shall include options listed below for which the School District assumes the operational responsibility and which will maintain the adopted level of service standards for each year of the five-year planning period.

1. Donation of buildings for use as a primary or alternative learning facility; and/or
2. Renovation of existing buildings for use as public school facilities; or
3. Construction of permanent student stations or core capacity.

The site plan for buildings being renovated pursuant to number 2 above, that are fifty years of age or older, shall demonstrate that there are no adverse impacts on archaeological sites or sites listed in the National Register of Historic Places or the Boynton Beach Register of Historic Places, otherwise designated in accordance with appropriate State guidelines as locally significant historic or archaeological resources.

Policy 10A.2.2 A development order shall be issued and mitigation measures shall not be exacted when the adopted level of service standard cannot be met in a particular concurrency service area, as applied to an application for a development order, if the needed capacity for the particular CSA is available in one or more contiguous CSAs.

Objective 10A.3 Six-Year Capital Improvement Schedule

To ensure existing deficiencies and future needs are addressed consistent with the adopted level of service standard.

Policy 10A.3.1 The City Of Boynton Beach, in coordination with the School District and other local governments, shall annually amend Table 17 of the
TCEA AND THE PROPOSED DOWNTOWN STATION
1/2 MILE BUFFER

Legend

<table>
<thead>
<tr>
<th>Future Land Use 10/19/11</th>
</tr>
</thead>
<tbody>
<tr>
<td>LOW DENSITY RESIDENTIAL (LDR)</td>
</tr>
<tr>
<td>MODERATE DENSITY RESIDENTIAL (MDR)</td>
</tr>
<tr>
<td>MEDIUM DENSITY RESIDENTIAL (MDR)</td>
</tr>
<tr>
<td>HIGH DENSITY RESIDENTIAL (HDR)</td>
</tr>
<tr>
<td>SPECIAL HIGH DENSITY RESIDENTIAL (SHDR)</td>
</tr>
<tr>
<td>OFFICE COMMERCIAL (OC)</td>
</tr>
<tr>
<td>LOCAL RETAIL COMMERCIAL (LRC)</td>
</tr>
<tr>
<td>GENERAL COMMERCIAL (GC)</td>
</tr>
<tr>
<td>INDUSTRIAL (I)</td>
</tr>
<tr>
<td>AGRICULTURE (A)</td>
</tr>
<tr>
<td>RECREATIONAL (R)</td>
</tr>
<tr>
<td>PUBLIC &amp; PRIVATE GOVERNMENTAL/INSTITUTIONAL (PGI)</td>
</tr>
<tr>
<td>MIXED USE (MX)</td>
</tr>
<tr>
<td>MIXED USE CORE (MIC)</td>
</tr>
<tr>
<td>MIXED USE SUBURBAN (MUS)</td>
</tr>
<tr>
<td>DEVELOPMENT OF REGIONAL IMPACT (DRI)</td>
</tr>
<tr>
<td>CONSERVATION (CON)</td>
</tr>
<tr>
<td>CONSERVATION OVERLAY (CO)</td>
</tr>
</tbody>
</table>

PROPOSED STATION
TCEA BOUNDARY
Exhibit 5

COASTAL HIGH HAZARD AREA AND THE PROPOSED DOWNTOWN STATION
1/2 MILE BUFFER

Legend
Future Land Use 10/18/11
LOCAL RETAIL COMMERCIAL (LRC)
GENERAL COMMERCIAL (GC)
INDUSTRIAL (I)
AGRICULTURE (A)
RECREATIONAL (R)
PUBLIC & PRIVATE GOVERNMENTAL/INSTITUTIONAL (PGI)
MIXED USE (MX)
CHH AREA BOUNDARY

PROPOSED STATION