TREASURE COAST REGIONAL PLANNING COUNCIL

MEMORANDUM

To: Council Members
From: Staff
Date: December 9, 2016 Council Meeting
Subject: Local Government Comprehensive Plan Review
Draft Amendment to the City of Boca Raton Comprehensive Plan
Amendment No. 16-2ESR

Introduction

The Community Planning Act, Chapter 163, Florida Statutes, requires that the regional planning council review local government comprehensive plan amendments prior to their adoption. The regional planning council review and comments are limited to adverse effects on regional resources or facilities identified in the strategic regional policy plan (SRPP) and extrajurisdictional impacts that would be inconsistent with the comprehensive plan of any affected local government within the region. Council 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 Boca Raton contains a text amendment to the Future Land Use (FLU) Element of the comprehensive plan. This report includes a summary of the proposed amendment and Council comments.

Summary of Proposed Amendment

The proposed amendment revises Policy 1.1.5 of the FLU Element to allow a maximum intensity of 1.0 floor area ratio (FAR) and a ground floor building coverage not to exceed 50 percent of the gross land area of a parcel for self-storage facilities with interior storage unit access in the Commercial, General Industrial, Light Industrial, and Manufacturing FLU designations. The increase in FAR is from 0.78 for Commercial, 0.6 for Light Industrial, and 0.5 for General Industrial and Manufacturing. The purpose of the proposed amendment is to encourage the development of self-storage facilities with interior access to storage units, rather than self-storage facilities where the individual storage units are accessed from the exterior of the building.

The city staff report indicated the proposed amendment is based on a request by an applicant to develop a self-storage facility with interior access. The Planning and Zoning Board found the proposed ordinance to be consistent with the city’s comprehensive plan and land development
regulations. However, the city’s Development Services Department recommended denial of the proposed Ordinance, because the city staff indicated a potential increase in FAR/intensity for self-storage facilities is not necessary or warranted simply to allow one proposed project to proceed.

Regional Impacts

No adverse effects on regional resources or facilities have been identified.

Extrajurisdictional Impacts

The proposed amendment package was provided to the Palm Beach County Intergovernmental Plan Amendment Review Committee Clearinghouse Coordinator on July 11, 2016. No extrajurisdictional impacts have been identified.

Conclusion

No adverse effects on regional resources or facilities and no extrajurisdictional impacts have been identified.

Recommendation

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

Attachment
## List of Exhibits

<table>
<thead>
<tr>
<th>Exhibit</th>
<th>Description</th>
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<tbody>
<tr>
<td>1</td>
<td>General Location Map</td>
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<tr>
<td>2</td>
<td>Ordinance No. 5368</td>
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Exhibit 1
General Location Map
On November 8, 2016, the City Council modified Ordinance No. 5368. Revisions provided by the City Council at the November 8, 2016 meeting are shown in double underline and shaded format.

5368

AN ORDINANCE OF THE CITY OF BOCA RATON
RELATING TO THE FUTURE LAND USE ELEMENT OF
THE CITY’S COMPREHENSIVE PLAN; AMENDING
POLICY LU.1.1.5 TO INCREASE THE MAXIMUM
INTENSITY (FLOOR AREA RATIO) IN THE COMMERCIAL,
GENERAL INDUSTRIAL, LIGHT INDUSTRIAL, AND
MANUFACTURING FUTURE LAND USE DESIGNATIONS
FOR A SELF-STORAGE FACILITY (INTERIOR STORAGE
UNIT ACCESS) WHERE PERMITTED IN CHAPTER 28
“ZONING”, CODE OF ORDINANCES; PROVIDING FOR
SEVERABILITY; PROVIDING FOR REPEALER;
PROVIDING AN EFFECTIVE DATE (SC-16-03/16-30000004)
WHEREAS, the City Council of the City of Boca Raton has adopted certain goals, objectives, and policies in the City’s Comprehensive Plan to protect and enhance the quality of life of the City; and

WHEREAS, Policy LU.1.1.5 of the Future Land Use Element of the City’s Comprehensive Plan provides for maximum intensity (floor area ratio) regulations for Commercial, General Industrial, Light Industrial, and Manufacturing Future Land Use Map designations; and

WHEREAS, a City Council Workshop was held relating to the proposed amendment to the Comprehensive Plan on January 25, 2016; and

WHEREAS, the City Council recognizes that traditional self-storage facilities where individual storage units are accessed from the exterior of the building through garage type doors are aesthetically unattractive and that interior access only to self storage units substantial mitigates the negative aspects of self storage facilities; and

WHEREAS, the City Council desires to encourage the development of self-storage facilities with interior access to storage units from interior spaces through an amendment to the City’s Comprehensive Plan to establish a policy related to maximum permitted floor area for self-storage facilities to allow a floor area ratio of 1.0, provided that the storage units in the self-storage facility are accessible only from interior corridors; and

WHEREAS, an application to amend Policy LU. 1.1.5 of the Future Land Use Element of the Comprehensive Plan (SC-16-03/16-30000004) has been filed by Clark Stephens, Esq. of Gray Robinson, P.A., authorized agent for 20th Street Storage, LLC ("Petitioner"), to increase the maximum intensities (floor area ratio) to 1.0, in the Commercial, General Industrial, Light Industrial, and Manufacturing Future Land Use designations, for a self-storage facility (interior storage unit access) where permitted in Chapter 28 “Zoning”, Code of Ordinances ("Petition"); and

WHEREAS, the Planning and Zoning Board, after notice and public hearing, has
considered the Petition to amend the Future Land Use Element of the Comprehensive Plan, and
has submitted its recommendation to the City Council; and

WHEREAS, the Acting Director of Development Services has submitted his
recommendation on the Petition to amend the Future Land Use Element of the Comprehensive
Plan; and

WHEREAS, the notice and hearing requirements for a Comprehensive Plan
amendment, as set forth in the Code of Ordinances and Florida Statutes, have been satisfied;
now therefore

THE CITY OF BOCA RATON HEREBY ORDAINS:

Section 1. The Future Land Use Element of the Comprehensive Plan is hereby
amended as follows:

POLICY LU.1.1.5 Unless otherwise specified, the City shall continue to enforce
intensity regulations for commercial and industrial uses, whose intensities shall not exceed:

<table>
<thead>
<tr>
<th>Designated Land Use</th>
<th>Maximum Intensity</th>
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<tr>
<td>C Commercial</td>
<td>0.78 Floor Area Ratio or 75 Beds per Acre for convalescent homes, nursing homes, interim care facilities, adult living facilities, hospitals, and similar uses.</td>
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<td></td>
<td>On parcels of land where a self-storage facility (interior storage unit access) is permitted in the City’s Land Development Code regulations and such self-storage facility (interior storage unit access) is the only use on the property, the Floor Area Ratio may be increased to 1.0.</td>
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<td>The parameters of what constitutes self-storage (interior storage unit access) shall be established through the City’s</td>
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Land Development Regulations. Ground floor building coverage for self-storage facilities with interior storage unit access shall not exceed fifty (50) percent of the gross land area of the parcel proposed for development.

* * *

IG General Industrial

0.50 Floor Area Ratio

On parcels of land where a self-storage facility (interior storage unit access) is permitted in the City’s Land Development Code regulations and such self-storage facility (interior storage unit access) is the only use on the property, the Floor Area Ratio may be increased to 1.0.

The parameters of what constitutes self-storage (interior storage unit access) shall be established through the City’s Land Development Regulations. Ground floor building coverage for self-storage facilities with interior storage unit access shall not exceed fifty (50) percent of the gross land area of the parcel proposed for development.

IL Light Industrial

0.60 Floor Area Ratio

On parcels of land where a self-storage facility (interior storage unit access) is permitted in the City’s Land Development Code regulations and such self-storage facility (interior storage unit access) is the only use on the property, the Floor Area Ratio may be increased to 1.0.
The parameters of what constitutes self-storage (interior storage unit access) shall be established through the City’s Land Development Regulations. Ground floor building coverage for self-storage facilities with interior storage unit access shall not exceed fifty (50) percent of the gross land area of the parcel proposed for development.

IM Manufacturing

0.50 Floor Area Ratio

On parcels of land where a self-storage facility (interior storage unit access) is permitted in the City’s Land Development Code regulations and such self-storage facility (interior storage unit access) is the only use on the property, the Floor Area Ratio may be increased to 1.0. The parameters of what constitutes self-storage (interior storage unit access) shall be established through the City’s Land Development Regulations. Ground floor building coverage for self-storage facilities with interior storage unit access shall not exceed fifty (50) percent of the gross land area of the parcel proposed for development.

Section 2. Upon this Ordinance taking effect pursuant to Sections 5 and 6, the City Manager is hereby directed to cause the City’s Future Land Use Element of the Comprehensive Plan to be amended in accordance with this ordinance.

Section 3. If any section, subsection, clause or provision of this ordinance is held invalid, the remainder shall not be affected by such invalidity.
Section 4. All ordinances and resolutions or parts of ordinances and resolutions and all sections and parts of sections in conflict herewith shall be and hereby are repealed.

Section 5. The effective date of this amendment to the Comprehensive Plan amendment, if the amendment is not timely challenged, shall be 31 days after the State Land Planning Agency notifies the local government that the plan amendment package is complete. If timely challenged, this amendment shall become effective on the date the State Land Planning Agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective. If a final order of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the State Land Planning Agency.

PASSED AND ADOPTED by the City Council of the City of Boca Raton this ______ day of ________________, 2016.

CITY OF BOCA RATON, FLORIDA

ATTEST:

____________________________________
Susan Haynie, Mayor

____________________________________
Susan S. Saxton, City Clerk

Approved as to form:

____________________________________
Diana Grub Frieser, City Attorney