MEMORANDUM

To: Council Members

From: Staff

Date: June 16, 2017 Council Meeting

Subject: Local Government Comprehensive Plan Review
Draft Amendment to the City of Boynton Beach Comprehensive Plan
Amendment No. 17-1ESR

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 Boynton Beach was received on May 2, 2017 and contains amendments to the text of the Future Land Use Element as well as revisions to the Future Land Use Map. This report includes a summary of the proposed amendment and Council comments.

Summary of Proposed Amendment

The proposed amendments are intended to implement the recommendations of the 2016 Boynton Community Redevelopment Agency (CRA) Community Redevelopment Plan in regards to future land use classifications, adjust applicable policies to reflect recently adopted changes to the Coastal Management Element, and adjust other objectives and policies to account for changes in the City’s vision and economy. Because of the extensive volume of material in the amendment package, the revisions have been provided as a supplement to this report on Council’s website. The changes are summarized below:
Future Land Use Element

- Merge the Low Density Residential (5 dwelling units per acre) and Moderate Density Residential (7.5 dwelling units per acre) future land use categories into the Low Density Residential category and increase the allowable density to what was previously categorized as Moderate (7.5 dwelling units per acre). This affects 4,369.1 acres of the city, equivalent to 52% of the total land area.

- Increase the maximum density for the Medium Density Residential category from 10 dwelling units per acre to 11 dwelling units per acre. This affects 255.3 acres (3%) of the city.

- Increase the maximum density for the High Density Residential category from 11 dwelling units per acre to 15 dwelling units per acre. This affects 909.8 acres (10.8%) of the city.

- Delete the Mixed Use (40 dwelling units per acre) designation and replace it with Mixed Use Low (20 dwelling units per acre) and Mixed Use Medium (50 dwelling units per acre) designations.

- Rename the Mixed Use Core (80 dwelling units per acre) designation to Mixed Use High, keeping the maximum allowable density the same.

- Delete the Mixed Use Suburban (20 dwelling units per acre) designation and replace it with the Mixed Use Low (20 dwelling units per acre) designation created above. All together, the Mixed Use type designation changes affect 209.4 (2.5%) of the city and will rationalize the classification scheme and address a significant gap in allowable density between the former Mixed Use and Mixed Use Core designations (40 dwelling units per acre vs. 80 dwelling units per acre) found by the city to hinder redevelopment.

- Revise the list of permitted uses in the existing future land use classifications to update almost 30 year old language to modern terms for particular uses, remove uses that are not consistent with the city’s current vision, and to add clarity with descriptions at an appropriate level of detail for a comprehensive plan. In addition, the uses will be aligned with the uses allowed in the zoning districts which correspond to the various future land use categories so there will be no ambiguity.

- In order to be consistent with the recently adopted amendments to the city’s Coastal Management Element, revise Objective 1.10 and its associated policies to steer population concentrations away from high flood risk areas and revise Policy 1.11.4 to commit the city to amend their Land Development Regulations to prohibit hospitals and quarters for the elderly and special needs people in high flood risk zones.

- Revise Objective 1.17 to add a policy requiring future redevelopment plans to take a “zero sum game” approach to future land use classification changes so that when commercial and industrial land use designations are changed to something else, that a
comparable amount of commercial and industrial land is designated in another area. This will protect the city from further loss of commercial and industrial lands.

**Future Land Use Map**

- Change the map designation of properties shown as Moderate Density to Low Density consistent with the change to the list of residential designation types.

- Change the map designation of properties shown as High Density to Medium Density in order to coordinate with the change to the allowable density in the Medium and High categories. There will be no properties currently designated High Density, but it is available for future applications within the CRA to request.

- Change the map designations of Mixed Use and Mixed Use Core properties due to the elimination of these categories. The new classifications of Mixed Use Low, Medium, and High are used consistent with the recommendations of the Community Redevelopment Plan. This change will also have the effect of increasing the allowable density to be more consistent with the recommendations of the Florida Department of Transportation’s Transit Oriented Development Guidebook (2012) for a “Community Center Station” area such as the city’s Downtown Transit-Oriented Development District.

- Change the map designation of Mixed Use Suburban properties due to the elimination of this category.

**Regional Impacts**

While the change to the maximum density of the Low Density Residential district from 5 dwelling units per acre to 7.5 dwelling units per acre affects 3,434 acres (therefore having the potential of 8,585 additional dwelling units being added), the actual potential impact is significantly less. According to the city’s staff report, over 2,000 acres are developed as Planned Unit Developments. All of the remaining area has conventional zoning designations, with 1,286 acres having designations dating to before the adoption of the comprehensive plan and which already allow maximum densities in excess of the 5 dwelling unit per acre cap of the current Low Density Residential classification. Therefore, the actual potentially impacted area is only approximately 145 acres, which would equate to a modest 362 units (145 acres x 2.5 dwelling units per acre = 362.5 units). The changes to the Medium Density Residential designation are also similarly modest. The proposed increases to the maximum densities in the Mixed Use classifications are supportive of the Community Redevelopment Plan, consistent with Transit Oriented Development concepts, and on infill locations within a Traffic Concurrency Exception Area. No adverse effects on regional resources or facilities have been identified.

**Extrajurisdictional Impacts**

The proposed amendment was circulated by the Palm Beach County Intergovernmental Plan Amendment Review Committee Clearinghouse Coordinator on March 18, 2017. 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 Boynton Beach and the Florida Department of Economic Opportunity.

Attachment
List of Exhibits

Exhibit

1. General Location Map
EXHIBIT 1
General Location Map