MEMORANDUM

To: Council Members
From: Staff
Date: March 8, 2019
Subject: Local Government Comprehensive Plan Review
Draft Amendment to the City of Boynton Beach Comprehensive Plan Amendment No. 19-01ESR

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 February 12, 2019 and contains one amendment to the Future Land Use Map (FLUM) and one text amendment to the Future Land Use Element. This report includes a summary of the proposed amendments and Council comments.

Summary of Proposed Amendment

The proposed amendment is to change the future land use designation of a +/- 108.30 acre parcel from Development of Regional Impact (DRI) to Mixed Use Low (MXL) up to 20 dwelling units per acre, for the Boynton Beach Mall. The mall is bounded by the Boynton Canal on the north; Old Boynton Road on the south; Congress Avenue to the east; the L-23 Canal on the northwest; and Javert Street on the southwest.

Adjacent future land use designations include Local Retail Commercial (LRC) and Office Commercial (OC) to the south; Palm Beach County Medium Residential 5 dwelling units per acre (MR-5) to the west; Palm Beach County High Residential 8 dwelling units per acre (HR-8) to the northwest; Medium Density Residential 11 dwelling units per acre (MEDR) and Local Retail Commercial (LRC) to the northeast; and Local Retail Commercial (LRC) and Mixed Use Low (MXL) (across Congress Avenue) to the east.
The amendment is being initiated by City staff to prepare for the site’s future redevelopment. Over the past decade enclosed malls have been struggling to stay open. Many are repurposing to include other non-traditional uses such as conference facilities, schools, and churches. The Boynton Mall has already seen this activity with the conversion of 169,510 square feet of existing retail (through the demolition of the Macy’s store) to a multi-screen movie theater in 2005, and the purchase and conversion of the Dillard’s property by Christ Fellowship Church. The intent of the proposed land use designation of Mixed Use Low (MXL) is to provide flexibility in both uses and design to allow the Mall to “reinvent” itself. Additionally, the proposed amendment furthers the City’s Strategic Plan (FY 2018-2019) to redevelop the mall as part of the future planning effort embracing an area tentatively referred to as the Congress Avenue Corridor District, and is consistent with the City’s Economic Development Strategic Plan 2016-2021.

The current development order allows for 808,107 square feet (SF) to 1,500,771 SF of Gross Leasable Area. Under the proposed land use designation of Mixed Use Low (MXL), the development potential ranges from 1,516 to 2,057 residential dwelling units, and a range of 589,693 SF to 3,538,160 SF of non-residential use.

The staff report indicates water and sewer, solid waste, drainage, traffic, and school capacity is available, or will be evaluated as part of any future proposed development plans. The staff report further states that the amendment is compatible with adjacent and nearby areas that incorporate commercial uses of small and large retail, offices, a hotel, and residential uses of single-family, multi-family, and mobile homes.

The amendment to the FLUM is accompanied by a text amendment to the Comprehensive Plan’s Future Land Use Element to delete the Boynton Beach Mall DRI from the list of DRI-classified sites.

Regional Impacts

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

Extrajurisdictional Impacts

The proposed amendments were circulated by the Palm Beach County Intergovernmental Plan Amendment Review Committee Clearinghouse Coordinator on November 15, 2018. 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.
Council Action – March 15, 2019

Mayor Gerwig from the Village of Wellington moved approval of the staff recommendation. Councilman Hmara from the Village of Royal Palm Beach seconded the motion, which carried unanimously.

Attachments
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Exhibit 1
General Location Map
Exhibit 3
Existing Future Land Use Map

LEGEND: FLU classifications
- MEDIUM DENSITY RESIDENTIAL (MEDR); 11 D.U./Acre
- MIXED USE LOW (MXL); 20 D.U./Acre
- DEVELOPMENT OF REGIONAL IMPACT (DRI)
- LOCAL RETAIL COMMERCIAL (LRC)
- OFFICE COMMERCIAL (OC)
- RECREATIONAL (R)
Exhibit 4
Proposed Future Land Use Map

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