



FUTURE LAND USE ELEMENT

Last amended July 18, 2017

**City of Boynton Beach
Future Land Use Element
Goals, Objectives, and Policies**

GOAL 1 *Provide a range of land uses which accommodate a full range of services, and activities, and housing types, while minimizing land use conflicts, maintaining the character of the community, ensuring adequate public facilities, and minimizing adverse impacts on natural resources.*

Objective 1.1 Land development and future land uses shall continue to be coordinated with the provision of the following facilities and services, concurrent with the needs of the existing and future land uses, and consistent with the adopted minimum levels of service standards contained in this Comprehensive Plan:

1. Roadways
2. Potable Water
3. Sanitary sewer
4. Solid Waste
5. Stormwater Drainage
6. Recreation and Open Space
7. Public School Facilities

Measurability: *Number of permits issued in conformance with concurrency ordinances.*

Policy 1.1.1 The City shall issue development orders or permits only if infrastructure for potable water, sanitary sewer, solid waste and stormwater drainage exist, is provided for in accord with the requirements of this Comprehensive Plan, or will exist concurrent with the impacts of the development, and is sufficient to maintain or exceed adopted levels of service.

Policy 1.1.2 The City shall issue development orders or permits only if roadways, recreation, and school facilities exist, are provided for in accord with the requirements of this Comprehensive Plan, or will be available to serve new development in accord with conditions set forth in Policies 9.2.2 and 9.2.3 of the Capital Improvements Element, and are sufficient to maintain or exceed adopted levels of service.

Policy 1.1.3 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 and do not exceed the Level of Service Standards set forth in Objective 2.1 of the Transportation Element.

Policy 1.1.4 The City shall continue to coordinate with the Palm Beach County School District to ensure that adopted levels of service for school concurrency are met.

Policy 1.1.5 The City shall continue to ensure, through coordination with the Palm Beach County Solid Waste Authority, that adequate solid waste disposal capacity is available before approving any changes to the Future Land Use Map.

Policy 1.1.6 The City shall continue to require that all development approvals be conditioned upon obtaining required approvals and permits from the South Florida Water Management District and the Lake Worth Drainage District.

Policy 1.1.67 The City shall ensure that all proposed land use changes submitted to the Department of Economic Opportunity will include data and analysis demonstrating that adequate water supplies and associated public facilities are available to meet projected growth demands. If necessary, an amendment to the Capital Improvements Element will also be included.

Objective 1.2 The City shall continue to ensure the availability of land for utilities and services by evaluating the need for such land, particularly in the review of development projects, and shall allow adequately-zoned land for same.

Measurability: Land area allocated or available for utilities and services.

Policy 1.2.1 The City shall continue to enforce regulations to require the dedication of sites, easements, and rights-of-way for utilities and services which are needed to serve the project and surrounding land uses, as a condition of approval of development plans.

Policy 1.2.2 Should dedication of sites, easements and rights-of-way be required, the dedication shall not reduce the density or intensity of the development, where doing so would be reasonably possible; otherwise, the City shall consider the purchase of property, if dedication of land is not feasible.

Policy 1.2.3 The City shall continue to allow potable water wellfields to be located in any land use category or zoning district.

Objective 1.3 **Future development and redevelopment within the City shall continue to be regulated through administration of the Land Development Regulations specified within the City’s Zoning Code, Community Redevelopment Plans, Florida Building Code and subdivision regulations.**

Measurability: Monitoring of the Land Development Regulations for consistency with the said policy documents

Policy 1.3.1 The City shall continue to implement the future land use categories in accordance with the descriptions as provided in this policy. The densities and intensities shall be the maximums allowed, but those maximums will not necessarily be permitted in corresponding zoning districts. 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:

Future Land Use Designation	Maximum Gross Density Dwelling Units (DU)/Acre (AC)
Low Density Residential	7.5DU/AC
Medium Density Residential	11DU/AC
High Density Residential*	15DU/AC
Special High Density Residential	20 DU/AC

*Maximum density for projects located in Downtown TOD District shall be 18 DU/AC.

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

1. Home occupations;
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; Group homes and nursing homes or related health-care facilities which are comparable in density, character and impact;
4. Public utilities including transmission facilities, pumping and transfer stations; excluding water and wastewater treatment plants, landfills and electric power generating facilities;
5. Mobile home parks which 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; and
6. Retail, restaurants, personal and other services as accessory.

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.

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:

Future Land Use Designation Maximum Floor Area Ratio (FAR)

Office Commercial	0.40
Local Retail Commercial	0.50
General Commercial	0.50

In the **Office Commercial** designation, the allowed uses 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. Health care services and facilities, group homes and nursing homes;
8. Social and civic clubs and organizations;
9. Civic and community centers;
10. Limited retail and business services related to the above uses;
11. Dwelling units as accessory; and
12. Cemetery as accessory to a funeral home.

Uses allowed in the **Local Retail Commercial** designation 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. Showroom warehouses;
3. Business services which are compatible with retail uses;
4. Indoor and outdoor entertainment, recreation and fitness facilities;
5. Artist studios
6. Lodging facilities;
7. Marinas and boat storage;
8. Passenger transportation facilities;
9. Limited light industrial uses; and

10. Adult entertainment.

Uses allowed in the **General Commercial** designation 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:

1. Business services;
2. Day and Trade Labor Pool;
3. Storage; and
4. Limited manufacturing, warehousing and repair.

- 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 will be limited to, but not necessary include, the following:

1. Manufacturing, fabrication, and processing uses;
2. Research and Development;
3. Wholesale, distribution, warehousing and storage;
4. Business and repair services;
5. Transportation, communications, and utility facilities;
6. Limited retail sales and office uses;
7. Fitness clubs and athletic instruction;
8. Trade and industrial schools;
9. Indoor entertainment; and
10. Adult entertainment.

- 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 privately-initiated land development located within any mixed use designation shall be required to submit a plan that includes a single unified design for the project.

Future Designation	Land Use	Maximum Density (du/ac) or Floor Area Ratio (FAR)
Mixed Use Low		20 du/acre and 2.5 FAR (excluding parking structures)*
Mixed Use Medium (east of I-95)		50 du/ac and 3.0 FAR (excluding parking structures)** (A FAR of 3.5 may be considered for development abutting the Mixed Use High designation or meeting other locational criteria)
Mixed Use-High (east of I-95)		80 du/ac and 4.0 FAR (excluding parking structures)***

* Maximum density for projects located in Downtown TOD District shall be 25 DU/AC

**Maximum density for projects located in Downtown TOD District shall be 62 DU/AC.

***Maximum density for projects located in Downtown TOD District shall be 100 DU/AC.

Note: In the area east of Federal Highway, the overall gross density shall not exceed 40 du/acre.

In the **Mixed Use** designations, the allowed uses will be 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. Storage;
4. Marinas;
5. Indoor entertainment;
6. Fitness clubs and athletic instruction;
7. Hotels;
8. Residential uses with gross density as defined by the table above;
9. Health care services/facilities, group homes and nursing homes;
10. Places of worship;
11. Schools and day-care services;
12. Governmental uses; and
13. 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.

For the Mixed Use Low, Ranges of Allowable Percentages of Land Use within the Area are:

Residential	70%-95%
Non-residential	5%-30%

For the Mixed Use Medium, Ranges of Allowable Percentages of Land Use within the Area are:

Residential	70%-90%
Non-residential	10%-30%

For the Mixed Use High, Ranges of Allowable Percentages of Land Use within the Area are:

Residential	30%-70%
Non-residential	30%-70%

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

b. *Development of Regional Impact (DRI)* category shall consist of all approved DRIs. Each DRI shall adhere to the conditions contained within its adopted Development Order as amended from time to time. The approved development amounts for each land use type for each DRI are found below. Minimum and maximum limits on development represent a 30% variation from approved levels. Development beyond those levels would represent a Substantial Deviation pursuant to the requirements of Subparagraph (b) of Subsection (19), Chapter 380.06, Florida Statutes.

1. The **Renaissance Commons (fka Motorola) Development of Regional Impact (DRI)**, approved by Ordinance 79-36, as most recently amended by Ordinance 04-013 (the "Development Order"), is a multiple-use project proposed to contain multi-family residential, commercial and office uses.

Consistent with the Renaissance Commons DRI Development Order, the approved land uses and intensities shall be as follow:

Land Use	Minimum-Maximum Intensity		
High density Residential	1,085 du	to	2,016 du
Office Commercial	173,460 sf	to	322,140 sf
Local Retail/General Commercial	149,100 sf	to	276,900 sf

Traffic generation for the Renaissance Commons DRI shall not exceed 1,634 p.m. peak hour trips (For compliance with Article 12, Traffic Performance Standards of the Palm Beach County Unified Land Development Code).

- The Boynton Beach Mall Development of Regional Impact (DRI)**, approved in Palm Beach County by resolution R-74-343, and most recently amended by City of Boynton Beach Resolution 05-049, is a single use retail mall.

Consistent with the Boynton Beach Mall DRI Development Order, the approved land use and intensity shall be as follow:

Land Use	Minimum-Maximum Intensity		
Local Retail Commercial	808,107 gla*	to	1,500,771 gla

*Gross Leasable Area

Traffic generation for the Boynton Beach Mall DRI shall not exceed 3,306 p.m. peak hour trips (For compliance with Article 12, Traffic Performance Standards of the Palm Beach County Unified Land Development Code) as approved in the ADA dated May 7, 1974.

- The Quantum Park (fka Boynton Beach Park of Commerce) Development of Regional Impact (DRI)** approved by City of Boynton Beach Ordinance 84-51, and most recently amended by Ordinance 12-001, is a mixed use project containing industrial, office, commercial, residential and governmental/institutional uses.

Consistent with the Quantum Park DRI Development Order, the approved land uses and intensities shall be as follows:

Land Use	Minimum-Maximum Intensity		
High Density Residential	1,334 du	to	2,477 du
Office Commercial	446,530 sf	to	829,270 sf
Local Retail/General Commercial	500,506 sf	to	929,512 sf
Industrial	1,205,890 sf	to	2,239,510 sf
Governmental/Institutional	239,510 sf	to	443,947 sf

Traffic generation for the Quantum Park DRI shall not exceed 8,058 p.m. peak hour trips (For compliance with Article 12, Traffic Performance Standards of the Palm Beach County Unified Land Development Code) as approved in the ADA dated December 18, 1984.

- f. **Public and Private Governmental/Institutional** category shall include sites which are occupied by city hall, public works complexes, hospitals, libraries, utility plants, cemeteries, and civic or community centers, places of worship, and public and private schools. Land within this designation shall have a maximum Floor Area Ratio (FAR) of 1.0.

The uses allowed in this land use category shall be limited to, but shall not necessarily include, the following:

1. Government office buildings, libraries, police and fire stations;
2. Utility plants, stations, and substations;
3. Government storage and maintenance facilities;
4. Other government-owned or -operated uses;
5. Public schools, places of worship, private schools, day-care services;
6. Hospitals;
7. Medical facilities as accessory;
8. Social and civic clubs or organizations;
9. Retail sales, restaurants as accessory;
10. Cemeteries; civic and community centers, and their ancillary outdoor recreation facilities; and
11. Funeral homes.

- g. **Recreational** category shall include active and passive recreation facilities and parks that are both publicly owned and privately owned. It shall be the policy of the City that all land acquired for public parks, excluding those which are located in planned zoning districts shall be placed in the Recreational land use and

zoning category within five years of acquisition. Development within this designation shall have a maximum Floor Area Ratio (FAR) of 0.50

The uses allowed in this land use category shall be limited to, but shall not necessarily include, the following:

1. Public parks and recreational facilities;
2. Golf courses;
3. Private parks and recreation facilities;
4. Indoor entertainment as accessory;
5. Theaters;
6. Social and civic clubs and organizations;
7. Governmental offices;
8. Civic and community centers;
9. Museums;
10. Medical facilities as accessory; and
11. Retail sales, restaurants as accessory.

- h. **Conservation** shall be applied to any natural areas acquired within the City for the purpose of conserving or protecting natural resources or environmental quality. These areas may be used for wildlife management, passive recreation and environmental restoration/protection. No development is allowed in the Conservation land use category other than site improvements to support uses that are deemed appropriate and consistent with the function of the designated area. The City shall coordinate with Palm Beach County to designate environmentally sensitive lands that are publicly acquired within the incorporated area as Conservation.

Conservation Overlay: The uses, densities and intensities allowed in this land use category shall be the same as for the underlying land use category, however, in accordance with the policies contained in the Conservation Element, a minimum of 25% of native habitat occurring on any development site shall be preserved; furthermore, mangroves which occur on these sites shall be preserved consistent with federal, state, and Palm Beach County regulations, and policies contained in the Strategic Regional Policy Plan. The City may allow reasonable intensification of the remainder of sites in this category above the intensities which are generally permitted for the purpose of preserving more than 25% of the native habitat on site.

Policy 1.3.2

The City shall continue to administer land development regulations that address and regulate the following:

- a. All land uses identified on the Future Land Use Map;
- b. The coordination of 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 identification, documentation, and preservation of historic 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.

Objective 1.5 Land development shall be accomplished in a manner which minimizes erosion, flooding, and other problems due to topography.

Measurability: Incidences of flooding, erosion and other problems due to topography in new development projects.

Policy 1.5.1 The City shall continue to enforce regulations that prohibit the destruction of oceanfront dunes.

Policy 1.5.2 Construction of buildings, structures, and infrastructure shall comply with the City's Flood Prevention Code which shall comply with the requirements of the National Flood Insurance Program, and the Florida Building Code, as well as applicable regulations of the South Florida Water Management District and Lake Worth Drainage District.

Policy 1.5.3 The City shall continue to adopt and enforce regulations that prohibit the removal of rock or soil from property, except to the extent necessary to prepare a site for development.

Policy 1.5.4 The City shall continue to enforce regulations to provide that the grading of development sites shall take into consideration the existing and future grade of adjacent properties and rights-of-way.

Objective 1.6 The City shall coordinate future land uses with soil conditions so that urban land uses are prohibited in locations where it is not economical to remove or treat unsuitable soils that would adversely affect the performance of infrastructure, buildings and other structures, and drainage. Furthermore, the City shall require land development and construction to be accomplished in such a manner so as to prevent unsuitable soils from adversely affecting the performance of infrastructure, building and other structures, and drainage.

Measurability: Number of development orders or permits denied because of unsuitable soil conditions.

Policy 1.6.1 The City shall continue to adopt and enforce regulations to prohibit development of urban land uses where the removal or treatment of unsuitable soils would be uneconomical, provide that unstable soils shall be removed in all construction and land development sites

where these soils would affect the performance of infrastructure, drainage, and buildings or other structures.

Policy 1.6.2 The City shall continue to adopt and enforce regulations to require that soils be tested and results of same submitted with subdivision plans and building permit applications, in accordance with the Florida Building Code.

Policy 1.6.3 The City shall continue to adopt and enforce regulations that require subdivisions to be designed and constructed so as to remove unstable or impervious soils which would adversely affect the performance of buildings, structures, infrastructure, or drainage.

Objective 1.7 The City shall strive to improve blighted residential neighborhoods and business districts through the implementation of the Community Redevelopment Plan within the Community Redevelopment Area.

Measurability: The 2016 Community Redevelopment Plan implementation progress.

Policy 1.7.1 The City shall follow the recommendations of the adopted Community Redevelopment Plan to the maximum extent feasible when reviewing development applications pertaining to property within the Community Redevelopment area.

Policy 1.7.2 The City shall encourage land assembly to promote large-scale redevelopment and infill projects.

Policy 1.7.3 The City shall require that designs for redevelopment and infill projects encourage the use of public transit, pedestrian and bicycle travel as alternatives to the car and shall maximize personal safety.

Policy 1.7.4 By the end of 2017, the City shall evaluate a need for redevelopment plans for specific areas of the City that are not within the City's designated Community Redevelopment Area. If an evaluation determines such a need, the development of such plans shall be added to staff work program.

Objective 1.8 The City shall discourage urban sprawl by continuing to promote a compact urban development pattern that provides opportunities to more efficiently use of infrastructure, land, and other resources and services.

Measurability: *Approved “compact” projects*

Policy 1.8.1 The City shall provide water and sewer service, according to appropriate contribution requirements, to all existing and proposed urban land uses within the water and sewer service areas delineated in the Potable Water and Sanitary Sewer Sub-Elements, up to the densities and intensities utilized in the 2015 10-Year Water Supply Facilities Work Plan

Policy 1.8.2 The City shall discourage urban sprawl by;

A. Continuing to promote compact developments within the City’s utility service areas, while requiring the maximization of all public services for each development in the most cost effective manner possible; and

B. Requiring, in all future development and redevelopment in the City, land use patterns that are non-strip in nature and demonstrate the ability to attract and encourage a functional mix of uses.

Objective 1.9 The City shall reduce, and eventually eliminate, uses that are inconsistent with the character of the City, or with adopted redevelopment plans. ,

Measurability: *Number of inconsistent uses reduced or eliminated within the planning period.*

Policy 1.9.1 New development and redevelopment shall be consistent with the policies of the Future Land Use Element and conform to the Future Land Use Map or, if applicable, comply with the future land use recommendations of the CRA Community Redevelopment Plan and any future redevelopment plans.

Policy 1.9.2 The City shall actively work toward the elimination of uses that are incompatible with surrounding uses and shall consider amending the zoning regulations to require that all nonconforming uses determined to be severely incompatible with the character of the community will be phased out through an amortization schedule.

Policy 1.9.3 All attached single-family, condominium, and cooperative dwellings which exist at the time of the adoption of this comprehensive plan shall be construed to be in conformance with the densities shown on the Future Land Use Map, regardless of the

existing density, with respect to the continuance, repair, and reconstruction of same, unless the entire site occupied by such dwellings is cleared and redeveloped, in which case, the maximum density shall be that which is shown on the Future Land Use Map or is recommended by the CRA Community Redevelopment Plan.

Policy 1.9.4 Dwellings built on nonconforming lots with a reasonable lot area and on which construction is permitted in the zoning regulations, shall be construed to conform to the densities shown on the Future Land Use Map.

Policy 1.95 The City shall continue to use regulations requiring buffering of incompatible land uses as set forth in the City's land development regulations.

Objective 1.10 The City shall manage its planning, regulatory and utility services to steer future population concentrations away from the Coastal High Hazard Areas (CHHA), which is defined as the area below the elevation of the category 1 storm surge line as established by a Sea, Lake, and Overland Surges from Hurricanes (SLOSH) computerized storm surge model.

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

Policy 1.10.1 The City shall not approve any increases in hotel/motel beds and residential densities in the Coastal High-Hazard Area that would increase evacuation times above the 16 hours level of service for out-of-county hurricane evacuation for a category 5 storm event as measured on the Saffir-Simpson scale as provided in Section 163.3148(9)(a), F. S..

Policy 1.10.2 By 2017, The City shall amend the Land Development Regulations to prohibit hospitals, congregate living facilities for persons with special needs, nursing homes, and the like from locating within Coastal High-Hazard Area and FEMA-defined Special Flood Hazard Area, and also encourage such existing facilities to relocate to safer locations within the City.

Objective 1.11 The City shall promote the development of a variety of rental and owner-occupied, single- and multi-family housing for a broad range of income groups, diverse cultures and for groups with

special needs, and to protect residential environments by preventing or minimizing land use conflicts.

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

Policy 1.11.1 The City shall continue efforts to encourage a variety of housing choices by allowing a full range of residential densities to accommodate a diversity of housing choices including, single family, multi-family, manufactured and mobile dwellings and group homes.

Policy 1.11.2 The City shall continue to maintain and improve the existing single-family and lower-density neighborhoods, by preventing conversions to higher densities, except when consistent with adjacent land uses, contributes to the implementation of adopted redevelopment plans, or furthers the City's affordable housing programs.

Objective 1.12 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: Increase in the number of workforce housing units produced in the City.

Policy 1.12.1 The City shall continue to utilize the Workforce Housing Program to facilitate the construction of affordable rental and for-sale housing units.

Policy 1.12.2 In order to be granted higher densities possible in the Special High Density Residential and mixed use future land use designations, established percentages of the residential development must be affordable to Low Income and Moderate Income households.

Policy 1.12.3 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 1.12.4 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 1.12.5 The City shall continue to explore innovative development regulations, including regulations regarding non-conforming lots and other policy tools to provide increased access to affordable housing.

Objective 1.13 The City shall continue to protect native habitat, and preserve wetlands.

Measurability: Number of areas or sites protected.

Policy 1.14.1 The City shall continue to enforce regulations requiring the preservation of 25% of the area occupied by “A” rated native plants on sites classified “Conservation Overlay” and shall require that these standards are placed as conditions of approval for development orders and permits where applicable.

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

Policy 1.15.2 The City shall utilize four methods of annexation:
1. Voluntary annexation by petition of owner;
2. Annexation by interlocal agreement with Palm Beach County;
3. Execution of the annexation clause in water service agreements with the City; Annexation of enclaves; and
4. Referendum.

Policy 1.15.3 The City shall require that property owners requesting annexation into the City concurrently apply for land use amendment and rezoning to the City’s 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.

Objective 1.16 The City shall continue its involvement in the process of coordination and collaboration between the County, local

governments, and the School District in the planning and siting of public school facilities in coordination with planned infrastructure and public facilities.

Measurability: Number of public school facilities developed or redeveloped within the City.

Policy 1.16.1 The City of Boynton Beach shall coordinate and provide for expedited review of development proposals with the School District during the development review process to ensure integration of public school facilities with surrounding land uses and the compatibility of uses with schools.

Policy 1.16.2 There shall be no significant environmental conditions and significant historical resources on a proposed site that cannot be mitigated or otherwise preclude development of the site for a public educational facility.

Policy 1.16.3 The proposed site shall be suitable or adaptable for development in accordance with applicable water management standards, and shall not be in conflict with the adopted or officially accepted plans of the South Florida Water Management District, or any applicable Stormwater Utility or Drainage District.

Policy 1.16.4 The proposed location shall comply with the provisions of the Coastal Zone Management Element of the comprehensive plan, if applicable to the site.

Policy 1.16.5 The City of Boynton Beach shall encourage the location of schools proximate to urban residential areas by:

- Assisting the School District in identifying funding and/or construction opportunities (including developer participation or City Of Boynton Beach capital budget expenditures) for sidewalks, traffic signalization, access, water, sewer, drainage and other infrastructure improvements;
- Providing for the review for all school sites as indicated in Policy 1.16.1 above; and,
- Allowing schools as a permitted use within all urban residential land use categories.

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 actions taken in accordance with the objective.*

Policy 1.17.1 The City shall continue to 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 1.17.2 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 investment through targeted incentives

Policy 1.17.3 The City shall monitor the amount of land available for industrial/commercial development and, by the end of 2017, review the Future Land Use and Official Zoning maps for recommendations pertaining to current location and potential expansion of industrial and commercial districts.

Policy 1.17.4 Future redevelopment plans for areas outside of the CRA shall ensure that any loss of land with industrial or general commercial designations through a recommended reclassification to other uses will be offset by expansion of such land in other locations.

Policy 1.17.5 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 1.17.6 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 1.17.7 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 1.17.8 The City shall consider recommendations of the 2016 Economic Development Strategic Plan when amending its Comprehensive Plan and Land Development Regulations to promote economic growth and job creation.

Policy 1.17.9 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 the Downtown TOD district

Policy 1.18.1 The City shall continue to implement the Transit-Oriented Development (TOD) approach, as described in the 2012 Florida Department of Transportation's TOD Guidebook, to manage future growth within the Downtown TOD District (a ½ mile radius around the intersection of Ocean Avenue and the Florida East Coast rail corridor, the anticipated location of the Downtown Boynton Beach Station for the planned commuter Tri-Rail Coastal Link service on the FEC Corridor). 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. Specifically, the City shall:

- a. 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 High or Mixed- Use Medium future land use classifications.
- b. Allow density increase of up to 25% for properties classified Special High Density Residential, Mixed Use Low, Mixed Use Medium or Mixed Use High and located within the Downtown TOD District.
- c. 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. Ensure that new development contributes to the creation of an enhanced pedestrian environment through well-located public plazas, expanded public sidewalks, and pedestrian-scale street and block structure for maximized internal and external connectivity.

Policy 1.18.3 The City shall maintain the Downtown TOD District o the Future Land Use Map.

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.