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WHEREAS, in October of 2016, the City adopted the CRA Community Redevelopment

The proposed amendments to the text of the Comprehensive Plan's Future Land Use

nt and the Future Land Use Map seek to implement the Plan's recommendations

ing to the Future Land Use (FLU) classification system; and

WHEREAS, the proposed changes to the FLU classification system affect solely residential and mixed use land use categories and include elimination of existing and addition of new categories, as well as changes to maximum density thresholds. These changes trigger city-wide concurrent map amendments; and

- Elimination of Moderate Density Residential (merged with Low Density Residential)
- Elimination of Mixed Use

- Elimination of Mixed Use Suburban (replaced with Mixed Use Low)
- Addition of Mixed Use Low and Mixed Use Medium
- Density increases for Low Density Residential (5 to 7.5 du/acre); Mixed Use Medium (10 to 11 du/acre); and Mixed Use High (11 to 15 du/acre); and

WHEREAS, the corresponding map amendments will be as follows:

- All Moderate Density Residential properties will be reclassified to Low Density Residential
- All High Density Residential properties will be reclassified to Medium Density Residential
- All Mixed Use properties will be reclassified to Mixed use Low, Moderate or High Density Residential per CRA Plan
- All Suburban Mixed Use properties will be reclassified to Mixed Use Low; and

WHEREAS, the proposed FLU amendments will create a coherent residential and mixed use classification system through elimination of overly large or too small density gaps between certain FLU categories and integration of the Suburban Mixed Use Category into a unified mixed use framework; and

WHEREAS, the amendments will allow for continued implementation of CRA Plan: they will support creation of a successful downtown with a well-functioning transit hub, better “fit” between available FLU categories and vision for each district, and high quality design, and

WHEREAS, these amendments were reviewed by the Planning & Development Board on March 28th and are forwarded with a recommendation for approval, and

WHEREAS, Section 163.3167, Florida Statutes, requires that each local government prepare a Comprehensive Plan in compliance with the Local Government Comprehensive Planning and Development Act, as amended; and

WHEREAS, the City of Boynton Beach, Florida, pursuant to the Local Government Comprehensive Planning Act, and in accordance with all of its terms and provisions, adopted a

Comprehensive Plan which has been found to be “in compliance” by, the State Department of Community Affairs (DCA); and,

WHEREAS, Section 163.3184, Florida Statutes allows the Comprehensive Plan to be amended in order to further the City’s planning goals and objectives and address changing conditions; and,

WHEREAS, the proposed text amendments when adopted will affect the FLU Element’s objectives and policies pertaining to: (1) The structure of the future land use classifications, to implement recommendations of the CRA Community Redevelopment Plan (**Exhibit “C”**); (2) The classifications’ permitted uses, to update use categories so they better align with changes in the economy and in the City’s vision; and (3) Measures to protect life and property from natural hazards, as addressed in the recently adopted amendments to the Coastal Management Element, and

WHEREAS, the proposed FLU Map amendments constitute an execution of the proposed changes in the structure of the future land use classifications, as applicable, to properties within the City; and,

WHEREAS, Exhibit “A” sets forth the proposed text amendments to the Future Land Use Element, and Exhibits “B1,” “B2,” and “B3” set forth related Future Land Use Map amendments.

WHEREAS, the Local Planning Agency and City Commission of the City of Boynton Beach have conducted the required public hearings on this Amendment to the City of Boynton Beach adopted Comprehensive Plan; and,

WHEREAS, the reports, records, and materials set forth in DEVELOPMENT DEPARTMENT PLANNING AND ZONING DIVISION MEMORANDUM NO. PZ 17 – 002

are incorporated herein and relied upon by the City Commission to the extent not inconsistent with this Ordinance; and,

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF BOYNTON BEACH, FLORIDA:

SECTION 1: The foregoing “WHEREAS” clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of the Ordinance upon adoption hereof; all exhibits attached hereto or referenced herein are incorporated herein and made a specific part of this Ordinance.

SECTION 2: In accordance with the requirements of Section 163.3184, Florida Statutes, the City Commission hereby adopts the amended elements of the City of Boynton Beach Comprehensive Plan: Future Land Use Element, as set forth in **DEVELOPMENT DEPARTMENT PLANNING AND ZONING DIVISION MEMORANDUM NO. PZ 17 – 002** attached hereto. City staff is directed to incorporate and properly format the amendments as required for submission to the State of Florida and thereafter to assist in codification of the amendments,

SECTION 3: All Ordinances or parts of Ordinances, and all Resolutions or parts of Resolutions, in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 4: If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of this Ordinance that can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are declared to be severable.

SECTION 5: This Ordinance shall become effective as provided by law.

FIRST READING this ____ day of _____, 2017.

111 SECOND, FINAL READING and PASSAGE this ____ day of _____, 2017.

112 CITY OF BOYNTON BEACH, FLORIDA

113
114 YES NO

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116 Mayor – Steven B. Grant _____

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118 Vice Mayor – Justin Katz _____

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120 Commissioner – Mack McCray _____

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122 Commissioner – Christina L. Romelus _____

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124 Commissioner – Joe Casello _____

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128 VOTE _____

129 ATTEST:

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132 _____
133 Judith A. Pyle, CMC
134 City Clerk

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136 (Corporate Seal)
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