



**DEPARTMENT OF DEVELOPMENT
PLANNING AND ZONING**
Memorandum PZ 19-016

TO: Chair and Members
Planning & Development Board

FROM: Hanna Matras
Senior Planner

THROUGH: Ed Breese
Planning and Zoning Administrator

RE: Approve proposed code language implementing CRA Plan-Group 4 (CDRV 19-003)
- Amending the LAND DEVELOPMENT REGULATIONS: (1) Chapter 1. General Administration, Article II. Definitions, Article III. Relationship to Comprehensive Plan, and Article IV. Redevelopment Plans; (2) Chapter 3. Zoning, Article III. Zoning Districts and Overlay Zones, to continue implementation of revisions related to modification of the future land use categories and to other recommendations of the Community Redevelopment Plan, including creation of the Cultural District and Boynton Beach Boulevard Overlays, and (3) Chapter 4, Site Development Standards, correcting references to overlays. Applicant: City-initiated.

EXPLANATION

The consolidated Boynton Beach CRA Community Redevelopment Plan was adopted on October 4th, 2016. The Plan recommended significant modifications to the structure of the future land use (FLU) classifications and the corresponding zoning districts, as detailed in the Plan's Tables #1 and #2 (Exhibit A). On July 18, 2017, as per the subject recommendations, the City adopted Comprehensive Plan amendments eliminating several future land use categories, creating new ones and making adjustments to the density caps. Simultaneously, the City embarked on a comprehensive revisions to the Land Development Regulations (LDRs).

The extensive nature of these changes—they affect nearly all chapters of the LDRs—forced the revisions to be processed incrementally. The proposed amendments follow the first set of revisions (adopted in 2017) and are summarized below:

- **Chapter 1. General Administration** (see Exhibit B)
 - **Article II. Definitions:** proposed definitions of *Usable Open Space* and *Active/Commercial Uses on Ground Floor* would provide more clarity to requirements supporting the CRA Plan's goal of creating an urban, pedestrian-friendly environment.
 - **Article III. Relationship to Comprehensive Plan**, Section 5. Future Land Use map (FLUM). Proposed changes to *Table 1-1. FLUM Classifications and Corresponding Zoning Districts* would finalize implementation of the CRA Plan- recommended FLU/zoning structure.

- **Article IV. Redevelopment Plans:** revisions would remove references to the previous redevelopment plans, supplanted by the 2016 consolidated CRA Community Redevelopment Plan.
- **Chapter 3. Zoning** (see Exhibit C)
 - **Article III. Zoning District and Overlay Zones**
 - The chapter’s narrative and tables containing zoning district-specific building and site regulations would be revised to correct the remaining inconsistencies regarding the new FLU and zoning structures.
 - The proposed amendments to overlays include:
 - Addition of two new overlays: the Cultural District Overlay (CDO) and the Boynton Beach Boulevard Overlay (BBBO) (both were drafted in 2017 and subsequently put on hold to coincide with these other necessary updates/amendments.) The CDO would replace the existing Ocean Avenue Overlay district.
 - Changes to the existing Martin Luther King Jr. Boulevard and the Urban Commercial District overlays, reflecting the design standards of the Heart of Boynton and the Federal Highway Corridor Districts established by the CRA Plan.
 - Elimination of the Urban Central Business District Overlay: a formerly state-required designation is now defunct.
 - The remaining revisions would improve overall organization of the chapter through reduced redundancies and enhanced clarity.
 - **Article IV. Use Regulations:** footnotes to *Use Matrix* would be revised by replacing references to the Ocean Avenue Overlay Zone by the applicable references to the Cultural District Overlay.
- **Chapter 4. Site Development Standards** (see Exhibit C, p.64)
 - **Article V. Minimum Off-Street Parking Requirements:** references to the Ocean Avenue Overlay Zone would be replaced by references to the Cultural District Overlay.

CONCLUSION/RECOMMENDATION

Staff proposes these code amendments to continue implementing the CRA Community Redevelopment Plan in support of continued quality development and redevelopment of the downtown and remaining CRA area.

Attachments

S:\Planning\SHARED\WP\SPEC PROJ\CODE REVIEW\CDRV 19-003 CRA Plan Related Amendments\DRAFT FOLDER\CDRV 19-004 CRA Plan implement Group 4 Staff Report.docx