

BOYNTON BEACH 2050



COMPREHENSIVE PLAN



CITY OF
**BOYNTON
BEACH**

PLANNING TODAY. THRIVING TOMORROW.



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GOALS, OBJECTIVES, & POLICIES

POLICY DOCUMENT



CITY OF
**BOYNTON
B E A C H**

PLANNING TODAY. THRIVING TOMORROW.



FUTURE LAND USE

GOALS, OBJECTIVES, & POLICIES

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

GOAL 1 *Provide a range of compatible land uses that accommodate a full range of services,—and activities, and housing types, while minimizing land use conflicts, maintaining the sustainable character of the community, enhancing the quality of life of residents, ensuring adequate public facilities, and minimizing adverse impacts on natural resources: while coordinating land use, housing, and transportation decisions to promote a sustainable and connected community for the next 10-and 20-year planning horizons.*

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**

Measurability: ~~Number of permits issued in conformance with concurrency ordinances. (consider removing this)~~

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 and recreation 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 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 1.1.5 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 1.1.6 The City shall ensure that all proposed land use changes submitted to the ~~Department of Economic Opportunity~~ Florida Department of Commerce 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.
- Policy 1.1.7 The City shall update its Water Supply Facilities Work Plan and adopt any necessary Comprehensive Plan amendments within 18 months after the South Florida Water Management District updates its Regional Water Supply Plan.

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 subject to compliance with wellfield protection regulations and applicable environmental constraints.

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

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.~~

- b. **Commercial category** shall allow a broad range of commercial uses to provide for business, retail, service, office and other commercial enterprises that 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 that 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; promote compact development, safe and pedestrian-friendly streets, and 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 Land Use Designation	Maximum Density (DU/AC) or Floor Area Ratio (FAR)
Mixed-Use Low	20 DU/AC 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/AC.



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 area wide 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. The City shall report, every five years, the cumulative residential/non-residential split within~~

Mixed-Use areas and recommend corrective actions if the target range is drifting.

1. **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. 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).

2. 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.

- e. **Public and Private Governmental/Institutional** category shall include sites that 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;Public schools, places of worship, private schools, day-care services;
5. Hospitals;
6. Medical facilities as accessory;
7. Social and civic clubs or organizations;
8. Retail sales, restaurants as accessory;
9. Cemeteries; civic and community centers, and their ancillary outdoor recreation facilities; and
10. Funeral homes.

- f. **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 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.

g. **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 that 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

that 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.
 - o. Site modernization (access management, landscaping, stormwater retrofits) and transitions to walkable, mixed-use formats are preferred along key corridors.

Policy 1.3.3 Given the City's built-out condition, prioritize enhancement and reinvestment in existing parks (facilities upgrades, greenway connections) over new land acquisition.

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 that 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 that 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 that 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 CRA 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 2019,~~ Within 12 months of adoption 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.

Policy 1.7.5 Within the CRA, prioritize redevelopment that implements the CRA Plan's Complete Streets, activity nodes, and urban design guidelines; FLUM amendments in the CRA shall demonstrate consistency with these frameworks.

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 the most recently adopted Water Supply Facilities Work Plan ~~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 1.9.5 The City shall continue to use regulations requiring buffering of incompatible land uses as set forth in the City's Land Development Regulations.
- Policy 1.9.6 The City shall continue to protect the character of the City, the quality of life of residents, and support the business community for consistency and predictability by implementing design guidelines suitable for specific areas.

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 as documented by the most recent regional hurricane evacuation study and local clearance time analyses; any intensification within the CHHA must provide mitigation consistent with F.S. 163.3178(2)(h), F.S. 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 2019, 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 strive 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 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 1.13.1 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 be placed as conditions of

approval for development orders and permits where applicable.

Objective 1.14 The City will continue to expand through annexation of enclaves, pockets and other contiguous properties.

Measurability: ~~Number of annexations processed:~~

Policy 1.14.1 The City shall continue to promote the orderly annexation of lands consistent with Chapter 171, Florida Statutes

Policy 1.14.2 The City shall utilize four methods of annexation:
1. Voluntary annexation by petition of owner;
2. Annexation by interlocal agreement with Palm Beach County. Execution of the annexation clause in water service agreements with the City;
3. Annexation of enclaves; and
4. Referendum.

Policy 1.14.3 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 1.15 The City shall maintain a cooperative relationship with the Palm Beach County School District to coordinate land use planning with development of public school facilities.

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

Policy 1.15.1 The City shall provide the School District with periodic information on development and redevelopment projections and approvals needed to maintain school capacity adequacy, including information required for the School District to establish school siting criteria, School District's capital facilities program, and school utilization.

Policy 1.15.2 The City 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 1.15.3 Significant environmental conditions or historical resources on a proposed site that cannot be mitigated shall preclude development of the site for a public educational facility.
- Policy 1.15.4 Proposed school sites locations 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 1.15.5 The proposed location shall comply with the provisions of the Coastal Management Element of the Comprehensive Plan, if applicable to the site.
- Policy 1.15.6 The City shall encourage the location of schools proximate to urban residential areas or other appropriate existing and future land uses 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; and
 - Providing for the review for all school sites as indicated in Policy 1.15.1 above.
- Policy 1.15.7 The City 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 selected and development plans prepared.
- Policy 1.15.8 The City shall coordinate and collaborate with the Palm Beach County and the School District on the planning of the population projections.
- Policy 1.15.9 The City shall maintain and implement the Interlocal Agreement for Public School Facility Planning required by 163.31777, F.S., and use it to coordinate population projections, school siting, capacity, and concurrency with the School District.

Objective 1.16 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 1.16.1 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 1.16.2 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 1.16.3 ~~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. The City shall review FLU and zoning maps every five years to confirm an adequate industrial supply and identify opportunities for expansion or modernization.~~
- Policy 1.16.4 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 1.16.5 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 1.16.6 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 1.16.7 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 1.16.8 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 1.16.9 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.
- ~~Policy 1.16.10 The City shall support industrial modernization while maintaining compatible boundaries with nearby neighborhoods.~~

Objective 1.17 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 1.17.1 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 1.17.2 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% 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 1.17.3 The City shall maintain the Downtown TOD District on the Future Land Use Map.

Policy 1.17.4 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 1.18 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 1.18.1 The City shall continue to maintain and update “The City of Boynton Beach Historic Sites Survey” and the Florida Master Site File.
- Policy 1.18.2 The City shall continue to maintain and update “The Boynton Beach Register of Historic Places” and the “National Register of Historic Places”.
- Policy 1.18.3 The City shall continue processing additions to “The Boynton Beach Register of Historic Places”.
- Policy 1.18.4 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 1.18.5 The City’s land development regulations shall continue to provide protection for historic and cultural resources.
- Policy 1.18.6 The City shall continue, through the enforcement of pertinent regulations, 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 1.18.7 The City shall continue to meet the criteria necessary for participation in the Certified Local Government Program.

Objective 1.19 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 1.19.1 The City shall continue to pursue grant funding for projects that contribute to the preservation of historic and cultural resources.

Policy 1.19.2 The City shall continue to offer incentives that will contribute to the preservation of historic and cultural resources.

Objective 1.20 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 1.20.1 The City shall continue to increase awareness and understanding of historic and cultural resources for educational and heritage tourism purposes.

Policy 1.20.2 The City shall continue to work with heritage and educational organizations to increase awareness and understanding of historic and cultural resources.

Objective 1.21 The City shall continue to support a sustainable and climate-resilient Boynton Beach by adopting and implementing strategies that improve energy efficiency, reduce greenhouse gas emissions, and protect public infrastructure, natural systems, coastal resources, and human life from the impacts of climate change, sea level rise, and extreme weather events.

Policy 1.21.1 The City shall continue its participation in the Southeast Florida Regional Climate Change Compact, and shall collaborate with Palm Beach County, neighboring municipalities, and regional agencies to strengthen climate resilience in Boynton Beach by sharing technical expertise, evaluating coastal and inland vulnerabilities including areas along the Intracoastal Waterway, low-lying neighborhoods, and CRA sub-districts and advancing coordinated mitigation and adaptation policies and programs.

Policy 1.21.2 The City shall continue to implement mitigation strategies that increase energy efficiency, promote conservation, and reduce greenhouse gas emissions. Strategies include, but are not limited to:

- Encouraging compact redevelopment in the Downtown, CRA, and corridor areas to reduce vehicle miles traveled;
- Providing incentives for mixed-use, transit-supportive development, especially within the Downtown TOD District;
- Allowing higher residential densities along major transit and multimodal corridors, such as Boynton Beach Boulevard, Federal Highway, and Congress Avenue;
- Improving non-motorized mobility through enhanced bicycle and pedestrian networks, Complete Streets, and CRA streetscape standards;
- Requiring interconnectivity among adjoining development parcels to reduce congestion and improve internal circulation;
- Expanding incentives for green building and low-impact development (LID) techniques, including cool roofs, green roofs, EV-ready infrastructure, permeable surfaces, and water-efficient landscaping.

Policy 1.21.3 The City shall continue to coordinate with Palm Beach County, the South Florida Water Management District, the Lake Worth Drainage District, regional climate organizations, the School District, and the private sector to develop shared initiatives, targets, and programs addressing climate change, inland and coastal flooding, extreme heat, and long-term resilience.

Policy 1.21.4 In consideration of sea level rise, recurrent tidal flooding, storm surge, and climate-related hazards, the City shall, in coordination with Palm Beach County and adjacent municipalities, designate Adaptation Action Areas (AAA) pursuant to Section 163.3177(6)(g)(10), Florida Statutes, in order to:

- a) Identify areas within Boynton Beach that are vulnerable to saltwater intrusion, groundwater rise, storm surge, or tidal flooding, including portions of the Intracoastal Waterway shoreline, east CRA sub-districts, and low-lying drainage basins;
- b) Develop and implement adaptation strategies that enhance community resilience, such as elevating infrastructure,

increasing stormwater capacity, promoting living shorelines, and prioritizing resilient redevelopment; and

c) Improve eligibility and competitiveness for state and federal funding for climate adaptation and infrastructure improvement projects.

Objective 1.22 The City shall continue to Coordinate with the City’s Sustainability & Resilience Division (SRD), the Community Redevelopment Agency (CRA), and relevant landscape districts to protect, expand, and enhance Boynton Beach’s tree canopy in order to maintain the City’s lush, coastal character, support climate resilience, improve air and water quality, and enhance the visual character of streets, neighborhoods, and redevelopment areas.

Policy 1.22.1 The City shall support and implement long-term strategies, guidelines, and master planning efforts such as the Urban Forest Management Plan, CRA streetscape plans, and Complete Streets improvements, to maintain, expand, and diversify Boynton Beach’s tree canopy, with emphasis on priority corridors including Federal Highway, Seacrest Boulevard, Congress Avenue, and Boynton Beach Boulevard.

Policy 1.22.2 The City shall consider existing and mature street trees, especially those within the CRA, historic neighborhoods, and coastal areas as community assets and shall prioritize their preservation during redevelopment, roadway improvements, and public-realm projects, while ensuring compliance with §163.045, F.S. regarding residential tree exemptions.

Policy 1.22.3 The City shall support community education programs led by the Sustainability & Resilience Division, Recreation & Parks Department, and partner organizations to encourage residents, HOAs, and businesses to plant and maintain native and Florida friendly species that are drought-tolerant, storm-resilient, and appropriate to Boynton Beach’s coastal environment.

Policy 1.22.4 The City shall continue to protect existing trees by enforcing and updating mitigation, replacement, and planting requirements through the Land Development Regulations in accordance with applicable Florida Statutes, including §163.045, F.S. (tree preemption), and shall require mitigation

for removal of protected or specimen trees associated with new development, redevelopment, and public-realm projects.

Policy 1.22.5 The City shall continue to promote and periodically update the City's Tree and Landscape Regulations, including streetscape standards, coastal landscape guidance, and green infrastructure requirements, to support a healthy, sustainable, and resilient tree canopy, enhance shade and walkability, reduce heat-island effects, and improve stormwater performance.





TRANSPORTATION AND MOBILITY

GOALS, OBJECTIVES, & POLICIES

City of Boynton Beach **Transportation and Mobility Element** **Goals, Objectives, and Policies**

Goal 2 *To develop and maintain a transportation system which will serve the transportation needs of all sectors of the City of Boynton Beach in a safe, efficient, cost effective, and aesthetically pleasing manner that promotes multi-modal transportation options, such as walking, bicycling, and transit. For next 10-and 20-year planning horizons.*

Objective 2.1 The City shall continue to provide a motor vehicle transportation network based on the following minimum level of service standards, except within the transportation concurrency exception area (TCEA) and designated constrained roadways at a lower level of service (CRALLS):

- Level of Service "D" or better and peak hour conditions on all unspecified City and collector highway facilities.
- Level of Service "D" for peak season peak hour conditions on all unspecified arterial facilities.
- Level of Service "D" for Boynton Beach Boulevard from Old Boynton Road to I-95, Gateway Boulevard between Congress Avenue and I-95, High Ridge Road from Gateway Boulevard to the entrance to the Boynton Beach Tri-Rail Station, Congress Avenue between Boynton Beach Boulevard and Gateway Boulevard and Boynton Beach Boulevard east of I-95.
- Level of Service "E" for I-95 through the City.
- To encourage and support safe travel and accessibility, the City has adopted the following Quality of Service standards, rated A through E. These QoS standards serve as benchmarks for safe and flexible street design that will not compromise system performance (LOS). QoS streets A-B potentially represent ideal candidate locations for curbsless shared streets and multimodal improvements to the streetscape.

- Policy 2.1.1 The City shall ensure development approvals are consistent with adopted LOS for SIS facilities and Palm Beach County TPS on state/county roads and shall apply the City's Mobility Fee and multimodal Quality of Service (QoS) standards (per the Mobility Plan) to City-maintained facilities and within the TCEA. ~~through the implementation of the adopted Concurrency Management Ordinance, that development orders shall only be approved concurrent with provisions of adequate motor vehicle transportation facilities needed to maintain the minimum level of service adopted by the City, except projects located within the transportation concurrency exception area (TCEA):~~
- Policy 2.1.2 The City shall coordinate with Florida Department of Transportation, the Treasure Coast Regional Planning Council, and Palm Beach County MPO regarding the designation of "Special Transportation Areas" for those roads with operational standards less than Level of Service "D₁" including Transportation Concurrency Exception Areas (TCEA) and Constrained Roadways At a Lower Level of Service (CRALLS).
- Policy 2.1.3 The City shall continue to annually identify ~~Backlogged and Constrained facilities and roadways operating below their adopted Level of Service~~ constrained corridors and monitor auto LOS and multimodal QoS (safety, access, connectivity). Approve projects that maintain or improve QoS and do not worsen adopted SIS/County LOS. Through the continued monitoring of area-wide traffic conditions, and requirements for development project traffic studies, highway improvements and phased traffic impacts, the City shall only approve additional development projects which would "Maintain" operating conditions on Backlogged and Constrained facilities, except within TCEAs and CRALLS, and not cause adopted level of service standards to deteriorate on other roadways.
- Policy 2.1.4 The City shall petition Palm Beach County for any the necessary exceptions to the Palm Beach Countywide Traffic Performance Standards (TPS) or successor mobility and transportation concurrency regulations, as may be amended from time to time. Ordinance (as adopted on June 16, 1992 and as revised in August 1995), as soon as it becomes possible/necessary to request such exceptions.
- Policy 2.1.5 The City shall continue the enforcement of the adopted County-wide Traffic Performance Standards on County/State Roadways

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.I.

Policy 2.1.6 A transportation concurrency exception area (TCEA) is hereby established and designated for a portion of the Boynton Beach Community Redevelopment Area (CRA) as shown in Exhibit TE-1. The TCEA shall be limited to the maximum allowable number of units, square footage, total daily trips, and total pm peak hour trips identified in Table TE-1. Any project utilizing the TCEA and significantly impacting the Florida Strategic Intermodal System (SIS) Intrastate Highway System (FIHS) shall be required to address its impacts on the SIS FIHS as required by Palm Beach County. In return, the City will actively pursue the goals, objectives, and policies contained herein to create sustainable development patterns within the CRA supportive of walking, bicycling, and public transit.

Policy 2.1.7 ~~The City shall publish an annual TCEA/Mobility Report documenting approvals versus TE-1 caps, Mobility Fee collections, and delivery of Mobility Plan projects. Beginning March 1, 2006, The City shall prepare an annual monitoring report for development approvals within the TCEA to demonstrate compliance with the conditions of the ratio of approved residential units to 1,000 square feet of approved office and non-residential space. The City will forward this report to the Palm Beach County Planning Director for review.~~

Policy 2.1.8 Development approvals utilizing the TCEA shall remain at or below the maximum allowable limits for units, square footage, total daily trips and total p.m. peak hour trips set by Table TE-1. No building permits shall be issued for new development when the applicable maximum allowable limit for that development is reached.

**TABLE TE-1
BOYNTON BEACH CRA-TCEA
PLANNED DEVELOPMENT THRESHOLDS**

Allowable land use intensities	Residential/Rental Units	Hotel Units	Industrial	Office	Other Non-Residential
Planned Land Use Totals	7,000	450	235,000	2,400,000	1,450,000
Allowable variance +/- (%)	15%	25%	10%	15%	10%



Allowable land use intensities	Residential/ Rental Units	Hotel Units	Industrial	Office	Other Non- Residential
Maximum Allowable	8,050	563	258,500	2,760,000	1,595,000
Minimum Allowable	5,950	338	211,500	2,040,000	1,305,000
Allowable Vehicle Trips	Daily Traffic		PM Peak Hour Traffic		
Planned Land Use Net New Trips	45,976		4,510		
Allowable Land Use Ratios	Residential/ Office		Residential/ Other Non- Residential		
Minimum Allowable Ratios at Buildout	2.2		3.7		

Policy 2.1.9 The City shall annually monitor the intersection of Boynton Beach Boulevard and U.S. 1 (Federal Highway), and coordinate with FDOT and Palm Beach County to improve this intersection when necessary, and if feasible.

Policy 2.1.10 ~~The City shall publish an annual TCEA/Mobility Report documenting approvals versus TE-1 caps, Mobility Fee collections, and delivery of Mobility Plan projects. Beginning with the March 1, 2007 annual report shall include, the cumulative ratio of approved residential units to 1,000 square feet approved office and other non-residential uses.~~

Objective 2.2 The City shall continue to implement the future Transportation Plan on a priority basis and shall coordinate same with the City's Future Land Use Plan, Housing Element, and Coastal Management Element.

~~Measurability: Development of road improvement priority listing, miles of roadway constructed and other improvements, and maintenance of adopted Level of Service standards.~~

Policy 2.2.1 The City shall maintain a rolling 5-year prioritized list of multimodal improvements aligned with the City CIP, FDOT Work Program, and the PBC MPO TIP. ~~continue to establish and maintain an updated prioritized listing of short term (2013), and long term (2018) transportation improvements for use by the City.~~

Policy 2.2.2 The City shall continue to lobby Palm Beach County and the County Metropolitan Planning Organization Palm Beach MPO for the timely implementation of all programmed road and

multimodal project improvements as identified in the City's Transportation Element.

Policy 2.2.3 The City shall continue to coordinate with Palm Beach County and the ~~County Metropolitan Planning Organization~~ Palm Beach MPO in order to attempt to secure County and/or state funding of planned, but unprogrammed road and multimodal projects or improvements as identified in the City's Transportation Element.

Policy 2.2.4 The City, in conjunction with the annual update of the City's Capital Improvement Program, shall continue making available supplemental funding necessary to accelerate unfunded or otherwise lagging road improvements, including pedestrian, bicycle, and community transit projects, particularly within the TCEA.

Policy 2.2.5 ~~By January 2005,~~ the City, through the CRA's Direct Incentive Program and its Affordable Access component, shall implement a program to make affordable housing available to low-to moderate income households (with incomes of 80% to 100% of median household income in Palm Beach County) in the TCEA. The affordable units in this program must remain affordable for a minimum period of 10 years. The City shall continue implementation of the policies under Objectives 6.1, 6.3 and 6.6 of the Housing Element of the Comprehensive Plan to provide other programs benefiting very low, low and moderate income households. The City will also insure that 5% of new or rehabilitated housing within the TCEA area is available for occupancy by these households, with pricing consistent with SHIP guidelines, and rent levels consistent with affordable effort ratios. The City will continue ~~begin~~ the annual monitoring of the affordability of housing within the TCEA / Mobility Report with SHIP/CRA coordination ~~by January 2006.~~

Policy 2.2.6 The City shall annually demonstrate hurricane shelter space availability for at least 20% of the population increase within the TCEA associated with hotel/motel and residential developments within the hurricane vulnerability zone. In the event the City is unable to satisfactorily demonstrate hurricane shelter space availability, the City shall coordinate with Palm Beach County Emergency Management and the Red Cross to provide adequate hurricane shelter space within a timely manner. The City shall also participate in a long-term, Countywide, comprehensive shelter program coordinated with

public, private, non-profit organizations to ensure adequate shelter space is available for the long-term needs of the TCEA and the County.

Objective 2.3 ~~Within three years of Plan adoption~~ Ongoing crash and speed-based neighborhood studies using Vision Zero methods; implement traffic calming as needed., neighborhood circulation patterns shall be monitored to assess local operating conditions and address themed for any capacity or traffic calming/safety-related road improvements on an as needed basis.

~~Measurability: Number of case studies performed; Number of safety related improvements implemented.~~

Policy 2.3.1 The City shall perform a traffic count and special traffic studies for local streets and collector roadways on an as needed basis.

Objective 2.4 ~~The City shall develop and maintain a safe, convenient, multi-modal transportation system, including walking, bicycling, and public transit, which will meet future as well as current transportation needs, consistent with the Mobility Plan and Complete Streets design, particularly within the TCEA and the CRA.~~

~~Measurability: Transit ridership within the TCEA and the CRA.~~

~~Number of crashes along targeted corridors involving automobiles, pedestrians, and bicycles~~

Policy 2.4.1 The City's engineering and police department shall continue to investigate local high crash locations to identify potential methods of minimizing or eliminating future problems (through Palm Beach County's Community Traffic Safety Team).

Policy 2.4.2 The City shall continue to support the construction of sidewalks and/or designated roadside bikeways in all land development regulations and road improvement projects which shall include ample signage and pedestrian signalization provisions to designate and promote routes.

Policy 2.4.3 The City shall continue to require unobstructed sight lines and non-obtrusive landscape plantings along medians and at development driveway/street locations. Planting within and

along roadway rights-of-way should emphasize the use of native vegetation.

- Policy 2.4.4 The City, at a minimum, shall continue to program and budget funds for roadway maintenance of City maintained roads at least at the existing levels.
- Policy 2.4.5 The City shall, enforce regulations to include access management criteria such as establishing minimum spacing between driveways (access points) and median openings, as well as requirements for exclusive turn lanes and intersection signalization (warrants per the Manual of Uniform Traffic Control Devices).
- Policy 2.4.6 The City shall implement the recommended bikeway classification system (bike lanes, bike paths, and bike routes) within the City, as stated in the ~~Palm Beach County Bikeway Plan~~, and assess the adequacy of the system components in meeting the City's demands and needs.
- Policy 2.4.7 ~~By January 2007,~~ the City shall update annually ~~complete~~ an inventory of existing sidewalks on all arterial, collector and local streets within the CRA and place such an inventory in a geographic information system (GIS) to assist City staff identify gaps and priorities.
- Policy 2.4.8 The City shall request that sidewalks be installed and/or repaired as part of any State or County roadway widening or improvement project.
- Policy 2.4.9 The City shall work with the FDOT and Palm Beach County to provide traffic control and design features to enhance pedestrian activity along all State and County facilities within the designated TCEA.
- Policy 2.4.10 The City shall implement the Transit Plan in the Mobility Plan (circulators, mobility hubs, and on-demand services) with phasing in the City CIP; coordinate with Palm Tran and CRA. ~~acknowledges that in order to provide traffic circulation and transportation infrastructure consistent with the requirements of the TCEA, it will be necessary to augment the existing local transit circulator system. By January 1, 2005, the City shall undertake a detailed transit study to develop a local transit circulator plan (complementing or augmenting the County's public transit service) for the TCEA including specific route alignments, infrastructure needs, headways, hours of~~



~~operation, and other service characteristics. The City and the Boynton Beach CRA shall be responsible for funding and implementing the transit circulator plan based on the recommendations and conclusions of the study. If the detailed transit study indicates that redevelopment projects within the TCEA have not progressed enough for the necessity of implementing the transit circulator plan on or before January 1, 2007, then the City shall conduct a monitoring study for such implementation every two years. This monitoring study shall be submitted to the County Engineer and Planning Director on March 1, 2007, and every second year thereafter until the City implements the circulator plan. The County must review and approve any such monitoring study that would otherwise allow additional delay in implementing the transit circulator plan.~~

- Policy 2.4.11 The City shall inventory and prioritize enhancements for transportation projects within the boundaries of the TCEA in the City's Five Year Capital Improvements Program.
- Policy 2.4.12 The City shall promote a variety of transportation choices within the Community Redevelopment Area (CRA) by supporting the following design features for streets within the TCEA boundaries: low speed turning radii; new continuous and permanent on-street parking; pedestrian-scaled lighting; narrow travel lanes; curb extensions or bulb outs; installation of shading street trees; bus stops and other transit enhancements; widening sidewalks; installation of bicycle lanes; and use of brick crosswalks.
- Policy 2.4.13 All streets within the CRA shall, where feasible, include sidewalks on both sides.
- Policy 2.4.14 The City shall continue to monitor the activities of the South Florida Regional Transportation Authority (SFRTA), particularly related to the FEC passenger service initiative and the City's support for the initiative.
- Policy 2.4.15 The City shall ~~investigate the opportunity~~ Plan and design 10 potential water taxi stops, and ADA docks identified in the Mobility Plan for expanding the Palm Beach water taxi service to include stops in Boynton Beach. The City shall apply for capital funding available through the Metropolitan Planning Organization for water taxi stops when the service is

determined to be feasible in the southern portions of Palm Beach County.

~~Policy 2.4.16 The City shall create and seek opportunities for grade separated crossings along major corridors, when feasible.~~

Policy 2.4.17 The City shall strive to adapt its transportation network to accommodate the anticipated passenger rail service on the FEC Corridor, with a new station in the City's CRA. To implement transit-oriented development and provide superior access to the future downtown station, the City shall plan for:

- a. "Complete streets", accommodating all modes of transportation (automobile as well as pedestrian, bicycle, and transit), to be interconnected with surrounding developments and neighborhoods within the Downtown TOD District.
- b. Short blocks that will allow for an interconnected roadway network to be created over time, with new streets, alleys and pedestrian passageways to ensure that blocks are easily walkable to maximize pedestrian and bicycle access to the future station from the Downtown TOD District and beyond.
- c. Pedestrian- and bicycle-friendly design standards for new streets and for retrofitting existing streets to match their new function.
- d. A bicycle network with primary routes defined, with adequate bicycle lanes, shared bicycle/pedestrian routes and amenities such as parking and storage.

~~Policy 2.4.18 By the end of 2015, t~~The City shall review parking regulations and parking management options for the Downtown TOD District. The use of transit, ridesharing, cycling and walking, as well as planned public parking facilities within the area, may warrant reduced parking requirements and increased use of shared and alternative parking arrangements.

Objective 2.5 Explore all legally defensible alternatives for protection of public right of-way when reviewing development proposals, provide for the protection of existing and future right-of-way from building encroachment. Provide for minimal negative impacts associated with driveway

locations, and provide for safe and efficient on-site traffic circulation and parking, including provisions for shared driveways, shared parking, and handicapped users.

~~Measurability: Number of development projects permitted subsequent to performance review.~~

Policy 2.5.1 The City shall continue to support State and/or County requirements, or more restrictive local criteria, for minimum access point spacing, cross access easements or other access controls associated with engineering and development review procedures.

Policy 2.5.2 The City shall continue to require in the land development regulations the provision of handicapped parking facilities for the disabled when reviewing development proposals.

Policy 2.5.3 The City shall modify and enforce regulations to require the conveyance of right-of-way or easements consistent with the City's Palm Beach County Thoroughfares Plan and with the plans of the Florida Department of Transportation and/or Palm Beach County when corridor right-of-way maps are filed with the Palm Beach County Official Records Division.

Policy 2.5.4 The City shall review and modify regulations to provide safe and efficient onsite circulation and parking for all vehicles if subsequent analysis determines that on-site design produces unsafe conditions.

Objective 2.6 The City shall provide for private sector responsibility to implement project related transportation improvements, including bicycle, pedestrian, and public transit infrastructure, particularly within the TCEA.

~~Measurability: Amount of private sector contributions toward transportation enhancements.~~

Policy 2.6.1 The City shall continue to modify and enforce regulations to require a traffic impact analysis for any development project anticipated to generate 200 or more additional vehicle trips per day or 250 trips in the AM or PM peak hour.

Policy 2.6.2 The City shall continue to require improvement of roadways to mitigate the impacts of development as a condition of development approval. The City shall, wherever feasible,

require the construction of transportation improvements in lieu of impact fee contributions.

- Policy 2.6.3 ~~The City may seek to repeal and replace Palm Beach County transportation concurrency, proportionate fair-share and road impact fees with a Mobility Fee based upon a Complete Streets Mobility Plan. Repeal of Palm Beach County transportation concurrency, proportionate fair-share and road impact fees will require consultation with Palm Beach County. The City may also apply a Mobility Fee to the city-maintained facilities, repealing City transportation concurrency and proportionate fair-share applicable to local roadways. Per Florida Statute 163.3180(5)(j), the City shall coordinate with Palm Beach County on the distribution and revenue collected from development activity to mitigate transportation impacts. The fees collected on behalf of the City shall be consistent with the adopted Mobility Plan Projects and Mobility Fee.~~
- Policy 2.6.4 ~~The Mobility Fee may be shall be implemented and adopted citywide or may be adopted only for specific areas or districts within the City per the adopted Mobility Plan Projects and Mobility Fee Report. For each such specific area or district, an adopted Mobility Fee shall replace both Palm Beach County transportation concurrency, proportionate fair-share and road impact fees and City transportation concurrency and proportionate fair-share.~~
- Policy 2.6.5 ~~The Complete Streets Mobility Plan and Mobility Fee may be adopted by resolution of the City Commission. The Mobility Fee would go into effect per the provisions of the Mobility Fee ordinance.~~
- Policy 2.6.6 ~~Should the City Commission elect to adopt a Mobility Fee, the City, within one year of adoption of the implementing Ordinance, shall update the Transportation and Capital Improvement Elements of the Comprehensive Plan to reflect the repeal of transportation concurrency, proportionate fair-share and road impact fees and update policies related to level and quality of service standards, complete streets, capacity determinations, backlogged facilities, transportation and associated multi-modal policies and other elements addressed in the Complete Streets Mobility Plan.~~
- Policy 2.6.57 ~~The Complete Streets Mobility Plan shall include provisions that address mobility between destinations and should address~~

accessibility to, from destinations, and between modes of travel. The improvements in the Plan shall be based upon the expected, anticipated or desired increase in new development, infill development and redevelopment by the established horizon year and the associated increase in vehicular and person travel demand. The Complete Streets Mobility Plan shall include quality and level of service standards for all modes of travel.

Policy 2.6.68 ~~The City, as part of a~~ Per the adopted Complete Streets Mobility Plan, ~~may adopt~~ the City shall establish quality and/or level of service standards for pedestrians, bicycle, transit and other multi-modal facilities included in the Plan. Quality of Service standards shall be related to the overall travel experience of the user with higher standards established in areas where walking, bicycling, transit and other non-vehicular modes of travel are encouraged. Level of Service standards shall be related to the width or size of pedestrian, bicycle and non-vehicular facilities with wider and larger facilities in areas where non-vehicular modes of travel are encouraged and frequency of transit service with greater frequencies and spans of service in areas where transit is encouraged.

Policy 2.6.79 The Complete Streets Mobility Plan ~~may~~ shall serve as a Master Plan for roads and transit within the City, and also function as a Bicycle, Pedestrian, Trails, Blueways, Greenways and other non-vehicular modes or travel Master Plan.

Policy 2.6.81 ~~The~~ Through the Complete Streets Mobility Plan Complete Street and Mobility Policy ~~may also~~ the City shall incorporate provisions ~~to for reduced heat island effects and~~ improve air quality through trees and landscaping and to reduce stormwater run-off and water quality through the integration of low impact development techniques, bio-swales, rain gardens and other green techniques that can be incorporated into the planning, design and construction of City initiated transportation improvements, wherever applicable.

Policy 2.6.91 ~~The~~ Through the Complete Streets Mobility Plan, the City shall ~~may include policies related to land use to~~ encourage multi-modal supportive development. The ~~Plan may also include~~ City shall utilize provisions that allow for reduction in development parking requirements in recognition ~~of car and bicycle~~ multimodal sharing in complete streets. Additionally, the City shall utilize provisions within the Plan to encourage and parking

strategies that reduce parking requirements for mixed-use, multi-modal development and affordable housing.

~~Policy 2.6.12~~ ~~The Mobility Fee would be a one-time assessment on new development or redevelopment that results in an impact to the transportation system through an increase in vehicular trips or vehicular miles of travel or an increase in person trips or person miles of travel. The Mobility Fee, consistent with State Statute, shall be required to meet the dual rational nexus test and shall be reasonably attributable to the travel demand impact of new development, infill and redevelopment.~~

~~Policy 2.6.13~~ ~~The Mobility Fee may include provisions to encourage and incentivize new development, infill and redevelopment within targeted areas of the City. The Mobility Fee may also include provisions to encourage affordable and workforce housing, mixed-use, multi-modal supportive development, and desired land uses that increase employment and attract economic development.~~

~~Policy 2.6.10~~¹⁴ ~~An application for private development may not be required to pay a Mobility Fee and also meet transportation concurrency, proportionate-fair share and road impact fees to the extent the Mobility Fee address the same facilities and travel demand impacts as would be addressed through the application of transportation concurrency, proportionate-fair share and road impact fees for City and/or County or State maintained facilities.~~

~~Policy 2.6.11~~¹⁵ ~~In consideration of a future Complete Streets Mobility Plan, the City may review the Land Development Regulations to consider incentives for and accommodate the needs of compact four and two wheel vehicles (such as hybrids, smart cars, and vespas/scooters, etc.) by assessing the parking requirements and other provisions of the code.~~

Objective 2.7 **In order to maximize highway system performance, the City shall support alternative Transportation Demand Management strategies wherever feasible in lieu of, or in conjunction with, more expensive supply side capital improvements.**

Measurability: Number of local Transportation Demand Management improvements.

Policy 2.7.1 The City shall promote local, or county and state (Florida Department of Transportation, Palm Beach County) funding for

traffic operations improvements with particular emphasis on developed roadways such as US 1, or projected overcapacity arterial or collector roadways such as Congress Avenue and arterial or collector segments adjacent to I-95, as well as, ~~acquisition of Florida East Coast Railroad for use as commuter rail and rail with trail facilities.~~

Policy 2.7.2 The City shall, if necessary, consider capacity improvements to US 1 and Boynton Beach Boulevard through restriping of the existing pavement; this effort shall be predicated on a finding of minimal negative impacts regarding the loss of on-street parking-either through lack of demand or by replacement with off-street parking in other areas.

Policy 2.7.3 Transportation Demand Management: ~~By January 2006~~ Adopt a TDM ordinance; require TDM plans for major developments in TCEA/Mobility Districts; update signal timing, parking management, and first and last-mile programs in coordination with the Mobility Plan. The City will submit a request to the Florida Department of Transportation (FDOT) Office of Modal Development for the creation of a transportation management initiative (TMI) in downtown Boynton Beach or participate in a county-wide TMI. The TMI will include considerations to mitigate peak hour impacts through promotion of flexible work hours, car pooling, ride sharing and reinforce transit use and non-automobile forms of transportation.

Policy 2.7.4 The City shall promote Transportation Demand Management strategies such as car pooling, transit, and parking priorities to alleviate peak hour and/or peak season traffic congestion through public/private partnerships (e.g. Transportation Management Associations and/or Parking Management Associations).

Policy 2.7.5 ~~By 2006, t~~The City shall amend the land development regulations to include transportation demand management requirements for major developments within the City and particularly the TCEA. This may be accomplished through cooperation with the TMI.

Policy 2.7.6 ~~By 2006, t~~The City shall develop transportation system management strategies to more effectively manage the transportation system including, but not limited to, parking

management strategies, signal timing coordination, and programs that increase walking and/or bicycling.

Objective 2.8 The City shall strive to reduce overall energy consumption due to transportation via regulatory measures such as trip reduction ordinances and incentives.

~~Measurability: Adoption of a trip reduction and/or transportation demand management (TDM) ordinance or establishment or participation of a transportation management initiative (TMI)~~

Policy 2.8.1 The City shall continue to coordinate with Florida Department of Transportation and Palm Beach County regarding computerized signalization and optimal signal timing and progression.

Policy 2.8.2 The City shall continually support local promotion and coordination in implementing Countywide ridesharing efforts.

Policy 2.8.3 The City shall continue to support the Tri-Rail project and the local rail stop adjacent to NW 22 Avenue and I-95, and support the resolution and/or expansion of the Tri-Rail to Florida East Coast Railroad upon feasibility of such.

Policy 2.8.4 The City shall continue to support the high speed rail transportation concept and participate in the review of rail proposals as these relate to local comprehensive planning efforts and land use or environmental impacts (despite the state's recent decision to not fund this program).

Objective 2.9 The City shall continue to provide local transportation facilities that are visually and functionally pleasing and that conform to City guidelines.

~~Measurability: Increase in facilities that meet the criteria below.~~

Policy 2.9.1 The City shall continue to institute transportation facility design standards, such as roadway signage and lighting, for the entire City or designated subdistricts.

Policy 2.9.2 The City, in conjunction with the recommendations from the Boynton Beach 20/20 Redevelopment Master Plan, the plan shall develop "gateway" treatments at major cross street locations

and facility entrances to the City, as well as, older neighborhoods.

Policy 2.9.3 The City shall continue to program and budget funds for streetscape beautification in public rights-of-way. Plantings within and along roadway rights-of-way should emphasize the use of native vegetation.

Policy 2.9.4 The City shall continue to support or, where appropriate, require funding for landscaping and irrigation in transportation projects and for perimeter masonry and/or vegetation screening along all private circulation and parking areas. Plantings within and along roadway rights-of-way should emphasize the use of native vegetation.

Policy 2.9.5 The City shall continue to enforce local and state laws prohibiting dumping or littering in public right-of-way.

Policy 2.9.6 The City shall implement recommendations related to the roadway improvements and beautification as recommended pursuant to the Boynton Beach 20/20 Redevelopment Master Plan.

Objective 2.10 The City shall continue to participate in the Palm Beach Metropolitan Planning Organization’s long range planning process and utilize the resulting plans to update the City’s Transportation Element as appropriate.

Policy 2.10.1 The City shall develop procedures to annually provide the Palm Beach Metropolitan Planning Organization with a prioritized listing of needed roadway and intersection improvements for inclusion into the Metropolitan Planning Organization Five-Year Transportation Improvement Program.

Policy 2.10.2 The City shall continue to participate in the Palm Beach County Technical Advisory Committee.

Policy 2.10.3 The City shall continue to maintain active and positive relationships with the Florida Department of Transportation, Palm Beach County, adjacent municipalities, and other relevant public and private entities in order to support and engage in cooperative funding of transportation improvements.

Objective 2.11 The City shall continue to assist Palm Tran in providing efficient public transit services based on existing and future trip

generators and attractors and also provide local public transit road and terminal areas that are safe for transit users.

- Policy 2.11.1 The City shall support the transit shelter and terminal development programs of Palm Tran, the proposed High Speed Rail Project and of the Tri-Rail Authority.
- Policy 2.11.2 The City shall continue to modify and enforce regulations to encourage the provision of transit-related shelters in major land development projects.
- Policy 2.11.3 Reserved.
- Policy 2.11.4 The City will continue to assist Palm Tran in route selection and publicity by reviewing and commenting on proposed route revisions and providing space at City offices for Palm Tran schedule information.
- Policy 2.11.5 As part of the transit study in Policy 2.4.10 and in cooperation with Palm Tran, the City shall evaluate transit service within the CRA boundaries and identify needs for route realignments and/or bus stop improvements such as well-designed shelters, bicycle parking, route information, benches, waste receptacles, pedestrian access to stops/shelters or the need for new bus stops. Based upon the conclusions of the transit study, the City will work with Palm Tran to program recommended actions and modifications to the existing transit system within the CRA boundaries.
- Policy 2.11.6 Increase the City's public transit journey-to-work mode share by 50% over the latest ACS 5-year baseline by 2030, with annual reporting in the TCEA/Mobility Report mode split for work trips to four percent as an effort to reduce motor vehicle use and traffic congestion. Based upon the 2000 Census, the public transportation mode split was 1.53 percent of all work trips by Boynton Beach residents.

Objective 2.12 ~~Promote a pedestrian and bicycle friendly environment by providing adequate facilities, such as wider sidewalks, buffers from travel lanes, shade trees, shorter crossing distances, lighting, refuges in large intersections, bike lanes, and bicycle parking, for pedestrians and bicyclists. Improve and expand a connected bicycle and pedestrian network, consistent with Complete Streets principles and~~

the City's Mobility Plan Multimodal Corridors, to increase safety, accessibility, and mobility options for all users.

~~Measurability: Length of sidewalks provided, length of bicycle paths and lanes provided, and length of multi-use paths provided in the City.~~

Policy 2.12.1 ~~Promote a pedestrian-friendly environment on streets within the TCEA and the CRA by providing adequate and comfortable facilities. The City shall maintain a GIS-based inventory of bicycle and pedestrian facilities (including sidewalks, curb ramps, crossings, bicycle lanes, shared-use paths, and trails) and update it at least annually.~~

Policy 2.12.2 ~~By January 2007, the City shall complete an inventory of existing bicycle facilities within the City and place such an inventory in a geographic information system (GIS) to assist City staff identify gaps and priorities. Using the annual GIS inventory and crash/safety data, the City shall identify bicycle and pedestrian facility gaps and high-risk locations (including ADA deficiencies) and maintain a prioritized list of corrective projects.~~

Policy 2.12.3 ~~By January 2005, the City will complete a citywide bicycle facilities study for providing an interconnected bicycle system with the City that connects local residents and visitors to the area with major destinations. The City shall prioritize bicycle and pedestrian projects that implement the Mobility Plan's Multimodal Corridors (Principal, Major, and Minor) and that improve access to schools, parks, downtown, the Tri-Rail station, Palm Tran stops, and designated mobility hubs.~~

Policy 2.12.4 ~~By January 2007, the City shall identify all street segments within the TCEA and the CRA that are not currently designated with in-street bicycle facilities, and determine the most appropriate design to accommodate such transportation, where appropriate. Bicycle and pedestrian accommodations shall be incorporated into City transportation projects consistent with Complete Streets practices and ADA requirements, unless the City documents an exception based on demonstrated infeasibility or safety constraints.~~

Policy 2.12.5 ~~By January 2007, the City shall conduct an inventory of the existing major street network within the TCEA and the CRA to identify hazards and barriers to bicyclists and prepare a plan for removing or mitigating such impediments. The City shall~~

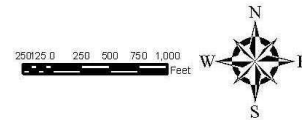
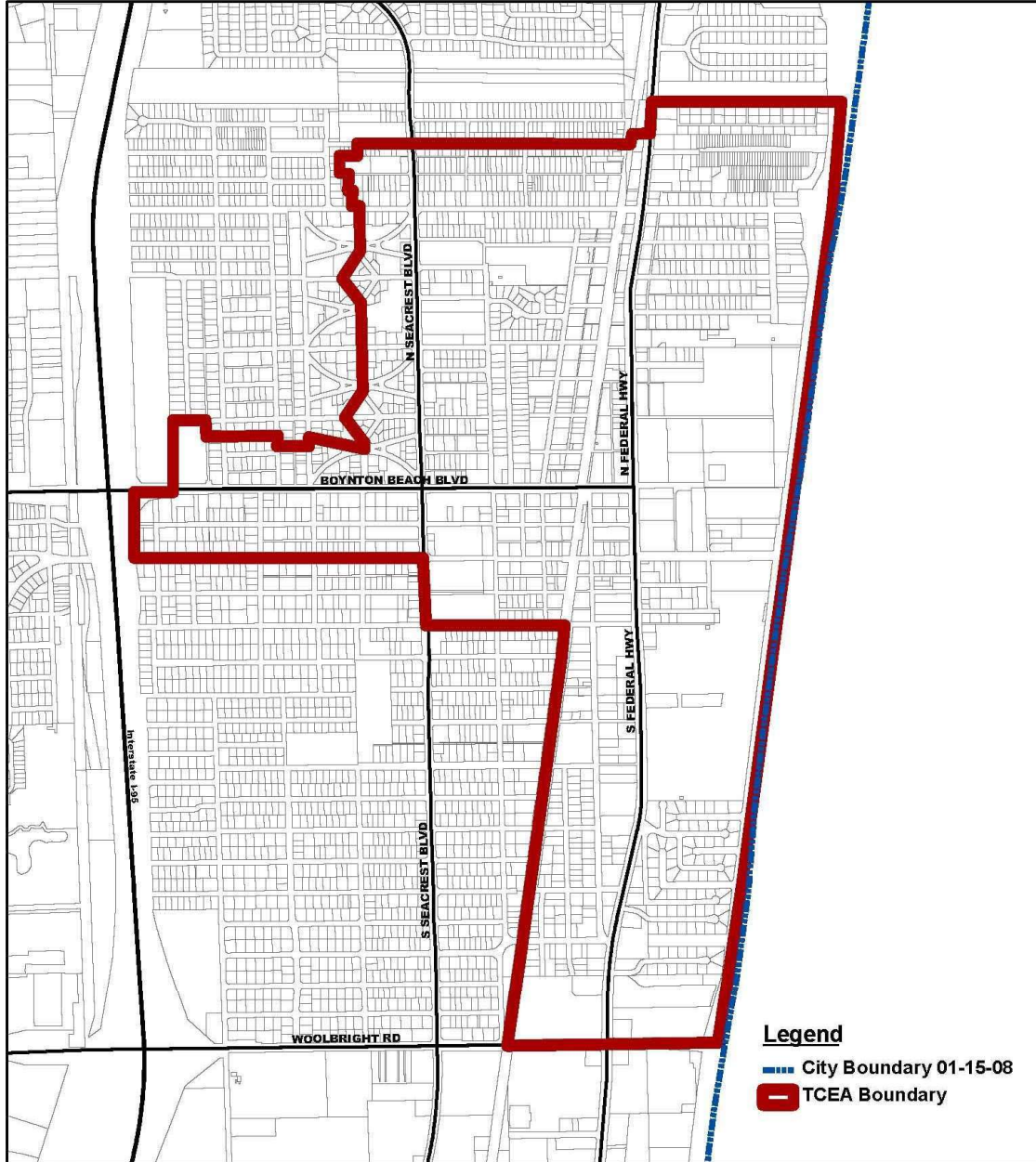
coordinate with FDOT, Palm Beach County, Palm Beach MPO, Palm Tran, and SFRTA to advance bicycle and pedestrian improvements on state and county facilities consistent with the Mobility Plan corridor priorities.

Policy 2.12.6 ~~The City shall provide routine maintenance programs for all designated bicycle and pedestrian facilities within the TCEA. Maintenance shall include, but not limited to, sweeping of bicycle lanes, and filling potholes. Priority bicycle and pedestrian projects shall be programmed through the City's Capital Improvement Program and, where eligible, funded through the Mobility Fee program and other local, state, and federal sources.~~

Policy 2.12.7 ~~Increase the number of work trips by bicycle within the City by one percent by 2010. Based upon the 2000 Census, work trips by bicycle accounted for 0.45 percent of all trips by Boynton Beach residents. Increase bicycle commute mode share by 25% over the latest ACS 5-year baseline by 2030, with progress reported annually.~~

Policy 2.12.8 The City shall apply Vision Zero principles to bicycle and pedestrian planning by prioritizing safety countermeasures on high-injury corridors and intersections, including improved crossings, lighting, speed management, and protected bicycle facilities where appropriate.

Traffic Concurrency Exception Area Boundary Map



BOYNTON BEACH



UTILITIES

GOALS, OBJECTIVES, & POLICIES

City of Boynton Beach Utilities Element Goals, Objectives, and Policies

Sanitary Sewer Sub-Element

Goal 3A ***The City of Boynton Beach shall secure adequate capacity for treatment and disposal of wastewater, install and maintain adequate wastewater collection and transmission facilities, take steps to minimize wastewater flows, and maintain sufficient and equitable financing to provide services for the sanitary sewer system’s customers for next 10-and 20-year planning horizons.***

Objective 3A.1 **Under the auspices of the interlocal agreement, the City of Boynton Beach will seek to secure reserve capacity at the South Central Regional Wastewater Treatment and Disposal Facilities that is adequate to serve the City’s needs**

~~Measurability: Increase in capacity reserved by the City.~~

Policy 3A.1.1 The City shall maintain the adopted Level of Service Standard based on the provision of service at a level equal to at least 100 gallons per capita per day maximum month average daily flow for peak population.

Policy 3A.1.2 The City will continue to coordinate and renegotiate the existing agreement with the South Central Regional Wastewater Treatment and Disposal Board to secure wastewater treatment and disposal capacity equal to the flows estimated in the City’s wastewater master plan as often as necessary.

Policy 3A.1.3 The City shall permit development with individual septic tanks only in areas not served by City sewer for densities of 1 dwelling unit per acre or less.

Policy 3A.1.4 The City shall continue to participate in and support the State’s policy to eliminate the discharge of inadequately treated wastewater into the waters of the state.

Policy 3A.1.5 For any proposed development of more than 50 residential lots, whether built or unbuilt, with more than one onsite sewage treatment and disposal system per 1 acre, the City shall evaluate the feasibility of providing sanitary sewer service within a 10-year planning horizon and shall identify: (1) the name and location of the wastewater facility that could receive sanitary sewer flows after connection; (2) the capacity of the facility and any associated transmission facilities; (3) the projected wastewater flow at that facility for the next 20 years, including expected future new construction and connections of onsite sewage treatment and disposal systems to sanitary sewer; and (4) a timeline for the construction of the sanitary sewer system, consistent with Section 163.3177(6)(c)3., Florida Statutes.

Objective 3A.2 The City of Boynton Beach will provide adequate and efficient collection and transmission services to residential and non-residential customers, both inside and outside the City limits, adequate to meet flows projected in the City’s wastewater master plan.

~~Measurability: Improvements to the collection and transmission systems consistent with the objective.~~

Policy 3A.2.1 The City shall size new collection and transmission facilities to meet buildout conditions, and include known redevelopment plans.

Policy 3A.2.2 The City shall continue to implement an annual maintenance program that will identify and prioritize system needs for renewal, replacement, and betterment. Capital improvements considered necessary to maintain the system in good working condition will be made on a timely basis.

Policy 3A.2.3 The City shall update the master plan for facility expansion as needed, based upon development and growth.

Policy 3A.2.4 The City shall require that approved new developments will install sewer lines according to City specifications in order to receive development approval. The new lines will, in most cases, be deeded to the City.

Policy 3A.2.5 The City shall continue to require that new development will pay for its fair share of existing or planned capital facilities through a connection charge system.

Objective 3A.3 The City of Boynton Beach will minimize wastewater influent resulting from infiltration and inflow; and will conserve potable water by utilizing irrigation quality effluent where practicable.

~~Measurability: Number of improvements to the system consistent with the objective.~~

Policy 3A.3.1 ~~The City shall strive to increase the average annual daily flow to the Central Regional Wastewater Treatment Plant up to 90% of the average flow from the water treatment plants as further conservation measures such as increased use of reuse water take effects. continue to monitor infiltration and inflow (I/I) to determine rates and locations within the collection system. Where technically and economically feasible, the City shall implement system improvements to reduce I/I and minimize non-wastewater flows to the regional wastewater treatment facility.~~

Policy 3A.3.12 ~~The City shall continue to monitor infiltration and inflow to determine rates and locations. Where economically feasible, system improvements will be made to reduce these levels. implement and periodically update an I/I reduction program, including rehabilitation of gravity mains, manholes, lift stations, and force mains, and shall incorporate I/I reduction priorities into the Capital Improvements Element and applicable master plans.~~

Policy 3A.3.23 ~~The City will continue to expand its reclaimed water system distribution network from the reuse main located west of the City's Boundary into Boynton Beach to serve additional large users and continue to reduce potable water usage for irrigation. system and promote the use of irrigation-quality effluent where practicable to offset potable-water demand, consistent with applicable permits and interlocal agreements.~~

Objective 3A.4 The City of Boynton Beach will fund sanitary sewer system capital improvements, replacement and rehabilitation, and operation and maintenance costs such that these costs are borne by customers of the system on the basis of the cost-of-service.

~~Measurability: Number of sanitary sewer capital improvements projects financed with enterprise funds.~~

Policy 3A.4.1 The City shall operate the sanitary sewer system as an enterprise, such that all costs will be borne by utility customers, and revenues will be used for the benefit of those customers. The rate schedule for sanitary sewer services will be based on public utility cost-of-service principles.

Policy 3A.4.2 The City shall require that costs for the extension of service to new customers will be borne to the maximum extent possible by these new customers through a Capital Facilities Charge system.

Policy 3A.4.3 The City shall establish a reserve fund for routine system renewal and replacement to be maintained at a level equal to the level required by bond covenants or greater.

Objective 3A.5 The City will prevent urban sprawl by requiring orderly, compact development of the sanitary sewer service area.

~~Measurability: Expansion of the system only when consistent with the objective.~~

Policy 3A.5.1 The City will encourage infill development and redevelopment only in areas presently served adequately by sanitary sewer facilities.

Policy 3A.5.2 The City will extend sanitary sewer facilities through the service area in a systematic fashion. Services will be extended outside the City municipal limits up to one mile, as needed, in order to provide urban services within the City’s franchise area.

Policy 3A.5.3 The City will discourage urban sprawl by requiring all approved new development to pay the full cost of extending sanitary sewer facilities. Thus, the development of remote parts of the service area will be more expensive than compact development.

Objective 3A.6 The program to eliminate existing deficiencies according to the capital improvement schedule presented in the Capital Improvements Element shall be maintained.

~~Measurability: Number of projects in the Capital Improvements Schedule consistent with the objective.~~

Policy 3A.6.1 The City shall follow established priorities for replacement, correcting existing deficiencies, and providing for future needs.



The need shall be determined by the Utilities Department through a master planning process. The priorities shall be reflected in the Capital Improvements Element such that the improvements needed first shall be implemented first. Issues related to public health shall receive first priority, issues related to providing the adopted level of service shall receive second priority, and all other issues shall be implemented as needed to keep the system operationally efficient.

Stormwater Management Sub-Element

Goal 3B ***The City of Boynton Beach will secure, maintain, and finance adequate stormwater drainage facilities to provide protection from flooding to prevent degradation of the quality of receiving waters, and to meet the requirements of designated land uses for the next 10-year (2040) and 20-year (2050) year.***

Objective 3B.1 **The City of Boynton Beach will continue to require and enforce standards of the South Florida Water Management District and the Lake Worth Drainage District such that sufficient stormwater drainage facilities to address existing deficiencies, minimize damage to public and private property, protect surface and groundwater quality and quantity, and meet future needs are constructed and maintained in the City limits.**

~~Measurability: Number of stormwater drainage facility improvements made consistent with the objective.~~

Policy 3B.1.1 The City shall enforce the adopted Level of Service Standard for drainage facilities requiring designs for a 3-year storm for the duration of the time of concentration of the watershed.

Policy 3B.1.2 The City shall construct new stormwater drainage facilities to eliminate deficiencies in the existing system-if they become necessary. Facilities and projects needed will be specified in the stormwater basin plans.

Policy 3B.1.3 The City shall continue to enforce the land development regulations requiring the provision of adequate stormwater drainage facilities in all land use and zoning decisions.

- All new development must meet South Florida Water Management District and Lake Worth Drainage District, or City of Boynton Beach requirements for drainage facilities, whichever is more stringent.
- First floor flooding will be minimized by requiring that first floor elevations be set at, or above, the level of the 100 Year Flood Elevation.

Policy 3B.1.4 The City shall continue to maintain stormwater drainage plans for the various stormwater basins to identify and prioritize needs for expansion, replacement, and improvement to the stormwater system in the City.

~~Policy 3B.1.4 The City shall continue to maintain stormwater drainage plans for the various stormwater basins to identify and prioritize needs for expansion, replacement, and improvement to the stormwater system in the City.~~

Policy 3B.1.5 The City will continue to coordinate with the Lake Worth Drainage District, the South Florida Water Management District and Palm Beach County, as appropriate, on stormwater planning and management issues.

Policy 3B.1.6 The City shall consider that drainage problems that cause street flooding, first floor structure flooding, or traffic hazards will be priority projects and will be corrected as soon as funds become available.

Policy 3B.1.7 The City shall not consider nuisance flooding as a priority drainage problem.

Policy 3B.1.8 The City shall continue to provide a regular program of street cleaning.

Policy 3B.1.9 The City shall continue to ~~clean~~Maintain miscellaneous facilities such as open ditches on an as needed basis.

Policy 3B.1.10 Drainage facilities owned by the South Florida Water Management District, Lake Worth Drainage District, Florida Department of Transportation, or Palm Beach County that are in the City shall continue to be maintained by the entity that owns them. The City will inform and cooperate with these entities as they repair or maintain their structures in the City.

Policy 3B.1.11 The City shall consider priorities for replacement, correcting existing deficiencies, and providing for future needs. The need shall be determined by the City through a stormwater basin planning process. The priorities shall be reflected in the Capital Improvements Element such that the improvements of highest priority shall be implemented first, in order to provide for public health and safety, the adopted level of service, and operational efficiency.

Policy 3B.1.12 The City shall continue to implement the strategies of the stormwater basin plans.

Objective 3B.2 The City of Boynton Beach will protect the quality and quantity of surface water and groundwater from direct discharges of stormwater runoff.

~~Measurability: Number of improvement projects to prevent direct discharges of stormwater runoff.~~

Policy 3B.2.1 The City shall continue to meet land development regulations requiring water quality criteria for drainage discharge set by the South Florida Water Management District and Lake Worth Drainage District.

Policy 3B.2.2 The City shall continue to monitor its drainage charge system fees to ensure that new approved development will pay its fair share of existing or planned capital facilities in accordance with the Stormwater Basin Plans.

Policy 3B.2.3 The City shall continue to enforce the land development regulations requiring that rainwater runoff be minimized by maximizing infiltration by percolation into grassy swales, medians, golf courses, landscape areas, nurseries, parks, lawns, et cetera.

Policy 3B.2.4 The City shall continue to enforce the land development regulations requiring exfiltration drains be used to alleviate small drainage problems in currently developed areas whenever possible.

Policy 3B.2.5 The City shall continue to enforce the land development regulations requiring that all new development plans must have approval or letter of exemption from the South Florida Water Management District and Lake Worth Drainage District.

Policy 3B.2.6 The City shall continue to enforce the land development regulations requiring that all new development will have approved detailed construction plans that include drainage facilities and identify all nearby areas of groundwater recharge.

Policy 3B.2.7 The City shall continue to enforce the land development regulations requiring that retention and/or detention in for new developments will conform to the water quality requirements of Chapter 62-25, Florida Administrative Code: and redevelopment conform to applicable Environmental Resource Permit (ERP) water-quality and water-quantity criteria, as set forth in Chapter 62-330, Florida Administrative Code, and the applicable rules, manuals, and requirements of the South Florida Water Management District (SFWMD) and the Lake Worth Drainage District (LWDD).

Policy 3B.2.8 The City shall continue to enforce the land development regulations requiring that the stormwater storage and recharge potential of properties shall be retained and enhanced, where possible,.

Policy 3B.2.9 The City shall continue to enforce the land development regulations requiring that post development runoff volumes shall not exceed pre-development runoff volumes, wherever possible.

Objective 3B.3 Development and redevelopment will be encouraged in areas presently served adequately by existing drainage facilities in order to prevent urban sprawl.

~~Measurability: Number of infill development and redevelopment projects approved consistent with the objective.~~

Policy 3B.3.1 The City shall continue to enforce the land development regulations maintaining a stormwater charge system so that new development will pay for its fair share of existing or planned capital facilities in accordance with the Stormwater Basin Plans.

Objective 3B.4 The stormwater drainage regulations contained in the City’s land development code shall provide for protection of the City’s natural drainage features, which are the Atlantic ocean, the Intracoastal Waterway, and Lake Worth Lagoon; and shall ensure that future development utilizes



stormwater management systems compatible with the City’s stormwater management sub-element.

~~Measurability: Number of development orders or building permits denied for inconsistency with the objective.~~

Policy 3B.4.1 The City shall continue to enforce the land development regulations requiring that new developments manage runoff from a three day, 25 year storm.

Potable Water Sub-Element

Goal 3C ***The City shall secure and maintain adequate potable water treatment and distribution facilities, take steps to minimize increases in demands, and maintain sufficient and equitable financing measures to provide services to potable water system customers for the next 10-year (2040) and 20-year (2050) year.***

Objective 3C.1 **The City of Boynton Beach will secure raw water supplies and treatment capabilities sufficient to meet water demands for existing needs and through buildout. Buildout needs are estimated to be 32 mgd, measured in terms of maximum daily flow.**

~~Measurability: Maintenance of raw water supplies and treatment capabilities at levels consistent with the objective.~~

Policy 3C.1.1 The City shall maintain its per capita average day water usage at the current 131 gpcd or less through continuous implementation of water conservation programs, distribution loss reduction and reclaimed water projects. implement water-conservation, distribution loss reduction, and reclaimed-water initiatives to minimize increases in potable-water demand and to maintain per-capita water use consistent with the adopted level-of-service standard and applicable regional water supply planning assumptions.

Policy 3C.1.2 The City will maintain the program to replace aging water distribution infrastructure to reduce system water loss. The City will also continue to expand its reuse distribution system to connect large users as determined in the Consumptive Use Permit.

Policy 3C.1.3 The City shall implement a replacement of potable water use with reclaimed water for irrigation ~~purposes~~ when feasible.

Policy 3C.1.4 The City shall continue the implementation of water conservation programs A through H as described in the Water Conservation Chapter of the Water Supply Facilities Work Plan (WSFWP). In particular, the City will continue ~~step up~~ its school-targeted educational programs.

~~Measurability: The City will monitor and measure the outcome of the water conservation programs and related activities that are intended to conserve water resource through the applicable conditions as required by the SFWMD Consumptive Use Permit.~~

Policy 3C.1.5 The City shall maintain the Level of Service standard of 154 gallons maximum daily flow per capita of peak population for water supply and treatment.

Policy 3C.1.6 The City shall continue to maintain the raw water supply production capacity to meet maximum day demands with the largest operating well out of service.

Policy 3C.1.7 The City shall expand and maintain water treatment facilities that produce potable water of sufficient quality to meet all applicable Federal and State regulatory requirements.

Policy 3C.1.8 The City shall ensure that the capacity of the treatment facilities will be sufficient to provide the standard level of service to the estimated peak population with the system's largest unit process out of service. (A unit process is a technical term for a functional set of equipment in the plant.)

Policy 3C.1.9 The City shall require that new water treatment facilities will be sized to meet buildout potable water demands, estimated to be 32 mgd, maximum day flow.

Policy 3C.1.10 The City shall require that all new and existing structures connect to public, regional, or municipal water and wastewater systems when such systems become available.

Policy 3C.1.11 The City shall not permit new development with individual private wells

- Policy 3C.1.12 The City shall require that all City owned water supply wells in the Boynton Beach service area shall be metered.
- Policy 3C.1.13 The City shall permit no activity that would result in the degradation or over-utilization of potable water resources.
- Policy 3C.1.14 The City shall continue to protect present and future potable water wellfield locations identified in the Water Supply Plan to assure that water resources are not negatively impacted by development, excessive draw down, or saltwater contamination through implementation of the Palm Beach County Wellfield Protection Ordinance.

Objective 3C.2 The City of Boynton Beach will provide distribution services to its potable water customers that are adequate to meet flow levels projected in the City’s Water System Modeling Study:

~~Measurability: Number of potable water system distribution improvements made consistent with the objective.~~

- Policy 3C.2.1 The City will implement the capital improvements to the potable water distribution system described in the 5-Year Capital Improvements Schedule.
- Policy 3C.2.2 The City shall prioritize system needs for renewal, replacement, and betterment. Capital improvements considered necessary to maintain the system in good working condition will be made on a timely basis.
- Policy 3C.2.3 The City shall ensure that new distribution facilities will be sized to meet buildout conditions, including redevelopment.
- Policy 3C.2.4 The City shall continue to update and implement the Water System Modeling Study for distribution system_expansion as needed based upon development and projected growth.

Objective 3C.3 The City of Boynton Beach will continue to consider options to implement water conservation such as rate structures, aquifer storage and recovery, reuse and education.

~~Measurability: Number of options considered and implemented.~~

- Policy 3C.3.1 The City shall continue to annually advise water users in Boynton Beach , during the dry season, to reduce potable water

usage for landscape irrigation, and to properly time irrigation activities.

Policy 3C.3.2 The City shall continue to enforce all water use restrictions consistent with any water shortage or water shortage emergency declared in accordance with the South Florida Water Management District Water Shortage Plan.

Policy 3C.3.3 The City shall continue to utilize a water conservation rate structure to discourage excessive water use. Conservation will be further encouraged by using potable water flows in the development of sanitary sewer charges.

Policy 3C.3.4 The City shall continue to encourage uses of non-potable water, including groundwater and treated wastewater effluent, for landscape irrigation where possible. (See Policy 3A.3.3).

Policy 3C.3.5 The City shall continue to implement programs requiring or encouraging the use of water saving devices_for irrigation systems, and plumbing fixtures in the City's service area.

Objective 3C.4 The City of Boynton Beach will operate its potable water system in such a way that all capital improvements, replacement and rehabilitation, and operation and maintenance costs such that costs are borne by system customers on the basis of the cost-for-service.

~~Measurability: Number of capital improvements to the potable water system financed with enterprise funds.~~

Policy 3C.4.1 The City shall continue to operate the potable water system as an enterprise, such that all costs will be borne by water utility customers, and revenues will be used for the benefit of those customers. The rate schedule for water services will be based on public utility cost-of-service principles.

Policy 3C.4.2 The City shall continue to require that costs for the extension of service to new customers will be borne to the maximum extent possible by those new customers through a capital facilities charge and connection charge system.

Policy 3C.4.3 The City shall continue to maintain a reserve fund for routine system renewal and replacement at the level required by bond covenants or greater.

Policy 3C.4.4 The City shall continue to require that new developments install water lines according to City specifications in order to receive development approval. The new lines will in most cases be deeded to the City.

Objective 3C.5 The City will continue to prevent urban sprawl by requiring orderly, compact development of the potable water service area as it approaches buildout.

~~Measurability: Expansion of the potable water service area only when consistent with the objective.~~

Policy 3C.5.1 The City shall continue to encourage infill development and redevelopment only in areas presently served adequately by potable water facilities.

Policy 3C.5.2 The City shall only extend potable water facilities through the service area in a systematic fashion. Services will not be extended more than one mile to ensure service within the franchise area.

Policy 3C.5.3 The City shall continue to discourage urban sprawl by requiring new development to pay the full cost of extending potable water facilities. Thus, the development of remote parts of the service area will be more expensive than compact development.

Objective 3C.6 The City shall continue to implement a program to eliminate existing deficiencies according to the schedule presented in the Capital Improvements Element.

~~Measurability: Number of projects in the Capital Improvements Schedule consistent with the objective.~~

Policy 3C.6.1 The City shall continue to make priorities for replacement, correcting existing deficiencies, and providing for future needs according to need. The need shall be determined by the Utilities Department through a master planning process. The priorities shall be reflected in the Capital Improvements Element such that the improvements needed first shall be implemented first, in order to provide the standard level of service.

Objective 3C.7 ~~The City of Boynton Beach will implement the Water Supply Facilities Work Plan (WSFWP) in order to meet the City’s water demand through 2030. The Work Plan will promote projects aimed at diversifying the City’s sources of water to reduce dependency on the surficial aquifer and improvement of existing infrastructure to enhance the system’s efficiency, and maintain the Water Supply Facilities Work Plan (WSFWP) in order to meet the City’s water demand through the adopted planning horizon. The Work Plan will promote projects aimed at diversifying the City’s sources of water to reduce dependency on groundwater supplies and improving existing infrastructure to enhance the system’s efficiency.~~

Policy 3C.7.1 The City shall maintain a Water Supply Facilities Work Plan (WSFWP, or Work Plan) for at least a ten (10) year planning period addressing water supply facilities necessary to serve existing and future development within the City’s water service areas. ~~The Work Plan will be updated within 18 months following an update of the Regional Water Supply Plans: The Work Plan shall be updated, at a minimum, every five (5) years and within 18 months following the governing board’s approval of an updated regional water supply plan, consistent with Section 163.3177(6)(c)4., Florida Statutes.~~

Policy 3C.7.2 The City shall coordinate with the South Florida Water Management district to assure the consistency of its Work Plan with the East Coast Regional Water Supply Plan. The City will also coordinate planning efforts with those of all jurisdictions to which it provides water service regarding population projections and other water demand and distribution factors .

Policy 3.C.7.43 ~~By 2010, the City will expand its reclaimed water system distribution network to serve additional large users and continue to reduce potable water usage for irrigation. The City shall continue to expand its reclaimed-water system distribution network to serve additional users, where feasible, and continue to reduce potable-water usage for irrigation and other nonpotable demands, consistent with applicable permits and the WSFWP.~~

Policy 3.C.7.54 The City will improve efficiency of its water treatment operations through interconnection of the two water treatment plants to supplement the eastern wellfield, where withdrawals are limited due to its proximity to the Atlantic Ocean, with

additional water from the west, to allow to utilize presently idle capacity of East Water Treatment Plant.

Natural Groundwater Aquifer Recharge Sub-Element

Goal 3.D ***The City of Boynton Beach will protect, and maintain the functions of natural groundwater aquifer recharge areas for the next 10-year (2040) and 20-year (2050) year.***

Objective 3D.1 **The City of Boynton Beach shall continue to protect and maintain prime natural groundwater aquifer recharge areas within the City.**

~~Measurability: Ongoing enforcement of the Wellfield Protection Ordinance.~~

Policy 3D.1.1 The City shall continue to cooperate with Palm Beach County to enforce the Wellfield Protection Ordinance.

Policy 3D.1.2 The City shall continue to designate areas having the greatest recharge potential. Such areas that are undeveloped shall be designated for low impact development or as conservation areas in the City's future land use plan.

Policy 3D.1.3 Boynton Beach shall continue to cooperate with other appropriate local governments to protect areas with the greatest recharge potentials that extend beyond the City limits.

Policy 3D.1.4 The City will continue to require environmental review of hazardous waste generators prior to issuance of occupational licenses; and will extend this process to the license renewal process.

Policy 3D.1.5 The City shall ensure, where possible, that water management plans for emergency flood situations shall avoid irreversible impact on ecological systems and minimize long term adverse impacts on all sectors.

Policy 3D.1.6 The City shall minimize, where possible, the negative impacts of existing land use activities on surface water and groundwater quality and quantity, to the maximum extent possible through enforcement of retrofitting which would

incorporate appropriate water quality management techniques.

Solid Waste Sub-Element

Goal 3E ***The City of Boynton Beach will provide, at the local level, and support, at the County level, an efficient and environmentally sound Solid Waste Management system next 10 (2040) and 20 (2050) year.***

Objective 3E.1 **At a minimum, the City of Boynton Beach shall continue to maintain a solid waste generation level of service that is both economically feasible, and consistent with those of Palm Beach County and will accommodate the future needs of the City.**

~~Measurability: Maintenance of a City solid waste level of service equal to or less than that of the Solid Waste Authority.~~

Policy 3E.1.1 The City shall continue to maintain the adopted level of service standard for solid waste of 7.7 pounds per capita per day.

Objective 3E.2 **The City shall continue to provide a solid waste collection and delivery system that is consistent with policies of the Solid Waste Authority.**

Policy 3E.2.1 The City shall continue to provide a solid waste collection system that is characteristic of the following:

- At least bi-weekly residential collection of garbage,
- Provision of a scheduled program of bulky trash collection,
- At least weekly collection of commercial waste,
- Utilization of tarps for completely covering trash loads,
- Collection and disposal of vegetative debris consistent with the Palm Beach County Solid Waste Management Plan.

Objective 3E.3 **In order to maintain the adopted level of service standard, and in support of the recycling and waste reduction goals of the State of Florida, and Palm Beach County, the City shall strive to reduce the solid waste stream-generation and promote recycling, waste diversion, and sustainable waste management practices. ~~of the City to 75% of the waste stream by 2020.~~**



~~Measurability: Amount of decrease in solid waste stream due to increased recycling activities.~~

Policy 3E.3.1 The City shall continue to assist the efforts of the Solid Waste Authority in implementing mandatory recycling programs throughout the City, if found feasible.

Policy 3E.3.2 The City shall continue to stress participation in recycling programs within City buildings for City employees.

Policy 3E.3.3 ~~The City shall by the year 2020 evaluate the current method of recording and/or monitoring the magnitude of local recycle efforts and initiate improvements, if appropriate. maintain and periodically improve methods for recording, monitoring, and reporting local recycling and waste-diversion performance, and shall coordinate with the Palm Beach County Solid Waste Authority and the City's solid-waste contractor to identify and implement feasible improvements toward the statewide recycling goal established in Section 403.706(2)(a), Florida Statutes.~~

Objective 3E.4 The City shall continue to support the State and County-wide efforts to improve and initiate public education and involvement programs that relate to litter clean-up, household and small business hazardous waste, etc.

~~Measurability: Number of litter clean-up related programs initiated.~~

Policy 3E.4.1 The City shall continue to support, and where possible participate in, such State and County-wide programs as Amnesty Day, "Keep PBC Beautiful", "Great American Clean Up". The City shall, at a minimum, promote these events and programs.

Objective 3E.5 In order to improve the appearance of the community, as well as to support Solid Waste Authority policy and recommendations, the City shall address the problem of illegal dumping and littering.

~~Measurability: Number of citations issued for illegal dumping and littering.~~

Policy 3E.5.1 The City shall continue to increase the number of abatements of illegally dumped waste on vacant lots after sufficient notice has been given to owner. The cost of this service, including

tipping fee charged at the transfer station, will continue to be charged to the property owner.

Policy 3E.5.2 The City shall continue to participate with the Solid Waste Authority using the report it submits regarding waste stream improvements and illegal dumpsites.

Objective 3E.6 Prevention of Urban Sprawl. The City shall continue to discourage urban sprawl and continue as a compact urban area by not providing services beyond 1/2 mile of the existing urbanized areas. maintain compact development patterns by limiting the extension of utility services to the established utility service area(s) and by requiring that any extensions be consistent with the Future Land Use Element, interlocal agreements, and adopted level-of-service standards.

~~Measurability: Maintenance of the service area in accordance with the objective:~~

Policy 3E.7.1 The City shall continue to provide services in such a way as to maintain the City's compact urban area. provide utility services in a manner that maintains compact urban development, prioritizes infill and redevelopment, and maximizes the use of existing facilities, consistent with the comprehensive plan.



CONSERVATION

GOALS, OBJECTIVES, & POLICIES

City of Boynton Beach Conservation Element Goals, Objectives and Policies

Goal 4: ~~*The development and maintenance of a high quality natural environment based on the preservation, improvement and wise exploitation of local existing natural resources. Protect, conserve, enhance, and restore the City's natural resources, including air, water, soils, wildlife, and ecosystems, in order to maintain a high-quality natural environment, support community resilience, and ensure the long-term sustainability and livability of Boynton Beach for the next 10- and 20-year planning horizons.*~~

Objective 4.1 Through the two planning horizons, meet or exceed minimum air quality standards for recognized air pollutants.

~~*Measurability: Reduction in the levels of air pollutants found through air quality monitoring reports.*~~

Policy 4.1.1 The City shall continue to support the air quality monitoring and pollution control programs of the Palm Beach County Public Health Unit, Division of Environmental Science and Engineering ~~Air Pollution Control~~ Environmental Resources Management (ERM) and the Florida Department of Environmental Protection (FDEP).

Policy 4.1.2 The City shall continue, with the cooperation of the State, County and regional regulatory authorities to require pollution control devices on all major point sources of air pollution which are located within the City.

Policy 4.1.3 Encourage multimodal transportation, electric vehicle charging infrastructure, and idle-reduction policies to reduce mobile-source emissions.

Objective 4.2 ~~Through 2018 the City shall maintain ground water quality equal to or better than existing levels for recognized pollutants and conserve, appropriately use and protect the quality and quantity of groundwater. Protect the Surficial~~

~~**Aquifer, Floridan Aquifer, and all wellfield protection areas to maintain groundwater quality and quantity equal to or better than current conditions. Protect the Surficial Aquifer, Floridan Aquifer, and all wellfield protection areas to maintain groundwater quality and quantity equal to or better than current conditions.**~~

~~*Measurability: Reduction in the levels of recognized pollutants determined through groundwater monitoring.*~~

Policy 4.2.1 The City shall continue to participate in all areawide wellfield protection and regulatory activities of Palm Beach County.

Policy 4.2.2 ~~The City shall develop a procedure to standardize the review of all local users of potential water contaminants by the appropriate County or State regulatory agencies. Require review of all potential groundwater contaminant uses by appropriate State or County agencies as part of development review.~~

Policy 4.2.3 The City shall continue to require sanitary sewer wastewater collection and disposal as a condition of project and permit approval and water service.

Policy 4.2.4 The City shall continue to review and, where necessary, require environmental review and approval of occupational licenses for those businesses categorized as users of potential groundwater contaminants.

Policy 4.2.5 The City shall continue to enforce land development regulations to be consistent with the requirements of the Treasure Coast Regional Planning Council relative to the management of hazardous wastes to protect natural resources by submitting each project for evaluation by the City’s Risk Management Officer prior to permitting.

~~Policy 4.2.6 The City shall maintain and update the Wellfield Protection Ordinance consistent with FDEP and SFWMD standards.~~

~~Policy 4.2.7 The City shall promote use of reclaimed water and other alternative water supplies to reduce groundwater withdrawals where feasible.~~

Objective 4.3 ~~Through 2018 the City shall maintain a local stormwater quality equal to or better than existing levels for recognized pollutants and conserve, appropriately use and~~



protect the quality and quantity of waters that flow into the Intracoastal Waterway. Protect and improve the quality of stormwater entering the Lake Worth Lagoon/Intracoastal Waterway.

~~Measurability: Reduction in the levels of pollutants determined through stormwater monitoring.~~

Policy 4.3.1 The City shall ~~continue to enforce and, where appropriate, improve subdivision regulations to require all new development or substantial redevelopment to provide on-site retention or detention of at least the first inch of rainfall.~~ require all new development and substantial redevelopment to retain/detain runoff consistent with the City's stormwater design standards and SFWMD criteria.

Policy 4.3.2 The City shall continue to support the water quality regulatory programs of the State of Florida, Palm Beach County and the South Florida Water Management District.

Policy 4.3.3 The City shall continue to promote and participate in periodic areawide waterway clean-up programs.

Policy 4.3.~~45~~ The City shall continue to evaluate the street sweeping program every two years for needed improvements to efficiency, quality and capital improvements to be based upon technology and economic feasibility. The City shall continue to stay apprised of continued advances in street sweeping technology with regard to feasible and effective mechanisms to remove roadway contaminants; in the event that the technology emerges, the City shall consider the individual or shared purchase of the machinery.

Policy 4.3.~~56~~ The City shall continue to enforce subdivision regulations which require the channelization of stormwater runoff through vegetation prior to entering a receiving water body.

Policy 4.3.~~67~~ The City shall continue to enforce land development regulations to protect and conserve the natural functions of existing soils, fisheries, floodplains, wildlife habitats, natural reservations, canals, lakes, rivers, wetlands, estuaries, harbors, freshwater beaches and shores and marine habitats.

Policy 4.3.~~77~~ The City shall continue to enforce land development regulations to protect and conserve the natural functions of existing soils, fisheries, floodplains, wildlife habitats, natural

reservations, canals, lakes, rivers, wetlands, estuaries, harbors, freshwater beaches and shores and marine habitats.

Policy 4.3.8 The City shall continue to evaluate stormwater infrastructure for vulnerability to sea-level rise and tidal flooding, and prioritize upgrades in the Capital Improvements Element.

Objective 4.4 **Through the long term planning horizon the City shall reduce levels of wastewater pollutants flowing into oceanic waters. Eliminate the discharge of untreated or partially treated wastewater into oceanic waters.**

~~Measurability: Cessation of wastewater discharge into oceanic waters. Compliance with FDEP reclaimed water and deep well injection permits.~~

~~Policy 4.4.1~~ ~~By December 2008 the City shall increase the capacity of its reuse distribution system to 8 MGD, and participate in the expansion of the Regional Wastewater Facility's Reuse Water Treatment system to increase the plant's generation to 100% of capacity, thereby reducing the discharge of wastewater to the Atlantic Ocean during dry weather. Maintain a reclaimed water distribution system that maximizes reuse and reduces oceanic discharge.~~

~~Policy 4.4.2~~ ~~By December 2008 the City shall participate in the development of a deep well injection facility at the Regional Plant, thereby ceasing the discharge of all wastewater effluent to the Atlantic Ocean during wet weather. Maintain and operate deep injection facilities and associated regional infrastructure to eliminate surface water discharge.~~

~~Policy 4.4.3~~ ~~Evaluate opportunities for aquifer recharge, advanced wastewater treatment, or other innovative technologies consistent with SFWMD guidance.~~

Objective 4.5 **To provide for the continued existence of at least 75% of the acreage occupied by "A" rated ecosystems sites through the long term plan horizon. Preserve at least 75% of the acreage of "A"-rated ecological sites as identified in the City's Natural Resources Map.**

~~Measurability: Number of acres of "A" rated ecosystem sites retained.~~

Policy 4.5.1 The City shall continue to recognize all natural resource areas depicted in Figure 4 as environmentally sensitive sites. The City shall also adopt the "Conservation Overlay" of "A" rated

ecosystems sites as part of the Future Land Use Map of the Comprehensive Plan.

- Policy 4.5.2 The City shall continue to provide the County with updates to the City's inventory of sensitive ecosystems and formally request assistance and financial support from State and County agencies to preserve "A" rated ecosystems sites in the City. The City shall continue to, as routine procedure, also notify the County of development proposals formally initiated on "A" rated sites.
- Policy 4.5.3 The City shall continue to require a detailed flora and fauna survey on any "A" rated site subject to a development proposal and any site greater than 10 acres in size. The City shall require preservation of a minimum 25% of all native plant communities which occur on an "A" rated ecosystems site the specific location to be determined as a result of the site survey. Habitat shall be preserved with intact canopy, understory and ground cover. The City shall have the option of a payment in lieu of the preservation requirement. The City's Land Development Regulations establish the process for determining eligibility and program implementation. The City shall adopt a fee to assess the in lieu payment amount, based on the land area.
- Policy 4.5.4 The City shall continue to enforce land development regulations to prohibit land clearing practices that destroy native Florida ecosystems in whole or in part prior to permitting by the City.
- Policy 4.5.5 The City shall continue to enforce policies regarding the preservation of native habitat and endangered or threatened species and these policies shall also apply to any property which is owned or acquired by the City.
- Policy 4.5.6 The City shall encourage acquisition, conservation easements, restoration partnerships, and leveraging of Resilient Florida funding programs for ecosystem protection.
- Policy 4.5.7 The City may consider requests to evaluate lands designated as Conservation or environmentally sensitive on a case-by-case basis to determine whether changed conditions warrant reconsideration of such designation. Any such evaluation shall require, at the applicant's expense, a comprehensive environmental assessment prepared by qualified professionals.

including analysis of habitat quality, ecological function, hydrology, and potential impacts to natural systems.

Policy 4.5.8 Any approved modification to native upland or wetland areas shall ensure no net loss of ecological function through mitigation, conservation easements, or restoration.

Objective 4.6 The City shall, to the maximum extent feasible, protect all remaining areas of substantial native upland and wetland vegetation and eliminate undesirable exotic tree species.

~~Measurability: Number of acres of upland and wetland vegetation, including mangroves, maintained.~~

Policy 4.6.1 The City shall continue to require a detailed flora and fauna survey on any "B or C" rated site subject to a development proposal which is greater than 10 acres.

Policy 4.6.2 The City shall modify and enforce regulations such that outright preservation of existing, non-exotic trees on any existing vegetated site shall be preferred over "cut and replace" preservation techniques. Removal and replacement shall be discouraged. Preservation of existing trees shall be encouraged, and removal must be unavoidable due to site layout needs with replacement equal to or greater in size and quality to that removed.

Policy 4.6.3 The City shall continue to enforce and, where appropriate, improve upon existing subdivision or other development regulations which require shoreline vegetation buffer strips, restrict the amount or location of site clearing, maintain natural drainage flows and require the removal of on-site exotic tree species.

Policy 4.6.4 The City shall continue, while discouraging clear-cutting prior to development, to enforce regulations that require removal of exotic tree species on sites being developed, particularly those sites containing sensitive ecosystems rated "A".

Policy 4.6.5 The City shall continue to enforce the land development regulations that require native vegetation species to satisfy at



least 50% of all site landscaping requirements as a condition of development or permit approval.

Policy 4.6.6 The City shall require protection of wetlands consistent with FDEP and USACE jurisdictional determinations, including avoidance and minimization of impacts.

Objective 4.7 **The City shall continue to the maximum extent feasible, to preserve, conserve, appropriately use and protect fisheries, and wildlife and marine habitats which serve as habitat for endangered and threatened plant and animal species.**

~~Measurability: Number of acres of habitat preserved pursuant to the objective.~~

Policy 4.7.1 The City shall continue to enforce the land development regulations requiring a site survey for natural areas identified on the City's Natural Resources Map which are greater than 10 acres. In the event that a site survey indicates the existence of a representative plant or animal species designated as endangered or threatened on Federal, State or Florida Committee on Rare and Endangered Plants and Animals lists, the developer shall prepare a plan in consultation with the Florida Fish and Wildlife Conservation Commission and the U.S. Fish and Wildlife service for protecting the resident population. Preservation should be provided to the satisfaction of the City in consultation with the Federal and State agencies.

Policy 4.7.2 ~~The City shall support and monitor the progress of the Lake Worth Lagoon Estuary Study, and implement the modification of plan policies in accordance with relevant study findings related to manatee protection, and integrate findings from the Lake Worth Lagoon Estuary Management Plan.~~

Policy 4.7.3 The City shall require continued consistency of all policies and City actions with the Lake Worth Lagoon Management Plan and require policies which may further the plan.

Policy 4.7.4 The City shall protect manatee habitat through implementation of manatee protection zones and coordination with FWC.

Policy 4.7.5 The City shall promote artificial reef programs, seagrass restoration, and mitigation banking where appropriate.

Objective 4.8 **The City shall continue to implement potable water conservation measures such as rate structure, aquifer**

~~storage and recovery, education and reuse, and other policies and programs as listed in the Water Conservation Chapter of the City's Water Supply Facilities Work Plan (WSFWP), to reduce per capita average daily water usage from the current 159.3 gpcd to 155 gpcd by 2025. reduce per capita potable water use in accordance with the Water Supply Facilities Work Plan (WSFWP) and SFWMD's regional goals.~~

~~Measurability: Reduction in per capita water consumption rates consistent with the objective. The City will monitor and measure the outcome of the water conservation programs and related activities that are intended to conserve water resources through the applicable conditions as required by the SFWMD Consumptive Use Permit.~~

Policy 4.8.1 The City shall expand the reclaimed water distribution system to serve additional large users in order to cost-effectively reduce demand for potable water currently being used for irrigation purposes.

Policy 4.8.2 The City shall continue to promote water conservation strategies through the use of educational brochures and presentations to students and interested citizens groups.

Policy 4.8.3 The City shall continue its current program for participation in the Water Resource Conservation Subcommittee of the Palm Beach County Water Management Advisory Board.

Policy 4.8.4 The City shall continue to examine the feasibility of implementing at least one Water Wise Landscaping demonstration project.

Policy 4.8.5 The City shall ~~coordinate with the South Florida Water Management District to obtain Water Wise Landscaping information for public distribution for use in the site plan review process and incorporate the information in the land development regulations.~~ Integrate SFWMD Water Wise Landscaping materials into design review requirements.

Policy 4.8.6 The City shall continue to require that at least 50% of all required site vegetation be taken from the desired vegetation

species listings as a condition of development or permit approval.

Policy 4.8.7 The City shall continue to implement water shortage use restrictions in accordance with the requirements of the South Florida Water Management District’s Water Shortage Plan.

Policy 4.8.8 The City shall implement high-efficiency fixture standards, irrigation audits, and drought-tolerant landscape requirements for new development.

Objective 4.9 The City shall continue to minimize the potential damage from flooding and the loss of local soil resources.

~~Measurability: Number of development orders or permits issued consistent with the objective.~~

Policy 4.9.1 The City shall continue to enforce minimum finished floor flood elevation criteria as identified by the Federal Flood Insurance Administration.

Policy 4.9.2 The City shall continue to enforce local drainage system requirements and flood control policies as specified in the Drainage Sub-Element of the Comprehensive Plan.

Policy 4.9.3 The City shall support the timely maintenance of regional drainage system features including structure repairs and replacement and maintenance of dredging of drainage canals by the responsible governing agency.

Policy 4.9.4 The City shall continue to enforce land development regulations such that during site clearing and development preparation stages, erosion control fencing, soil moisturizing, seeding, mulching and/or other best management techniques must be performed by the developer to control soil erosion.

Policy 4.9.5 The City shall integrate sea-level rise projections, compound flooding, and tidal backflow considerations into stormwater

and infrastructure planning pursuant to F.S. §163.3177(6)(d) and the Resilient Florida Program.

Policy 4.9.6 The City shall require critical infrastructure evaluations for climate vulnerability and prioritize improvements in the Capital Improvements Element.

Policy 4.9.7 The City shall encourage use of nature-based solutions such as bioswales, rain gardens, living shorelines, and green infrastructure.

Objective 4.10 The City shall evaluate, prepare for, and respond to climate related impacts, including sea-level rise, tidal flooding, extreme rainfall, groundwater rise, and extreme heat, to protect public safety, natural resources, and community resilience as implemented in the Adaptation Plan adopted in 2026.

Policy 4.10.1 The City shall coordinate with the Southeast Florida Regional Climate Change Compact, Palm Beach County Division of Built Environment, SFWMD, FDEP Resilient Florida Program, and other applicable agencies to obtain the latest vulnerability assessments, sea-level rise projections, and climate science relevant to Boynton Beach.

Policy 4.10.2 The City shall encourage resilient design standards, such as elevated structures, flood-resistant materials, nature-based resilience features, and stormwater retrofits in both public and private development to address projected climate and flooding risks identified in regional and state guidance.

Objective 4.11 The City shall promote expansion and preservation of vegetative cover and shade to reduce urban heat island effects, improve air quality, and enhance community livability.

Policy 4.11.1 The City shall encourage planting of native shade trees in parking lots, along City rights-of-way, within new development, and throughout parks and open spaces to increase canopy coverage and reduce surface temperatures.

Policy 4.11.2 The City shall support preservation of existing mature shade trees and expand the City's urban forestry initiatives to increase tree canopy, consistent with Boynton Beach's Tree City USA

designation and the goals of the Urban Heat Resilience Strategy and subsequent plans.

Policy 4.11.3 The City shall promote integration of trees, bioswales, shade structures, and other green infrastructure into streetscape and redevelopment projects, especially in areas most vulnerable to heat and flooding.

Policy 4.11.4 The City shall provide community outreach and incentives that encourage planting of shade trees on private property, consistent with the City's sustainability and environmental education programs.



RECREATION AND OPEN SPACE

GOALS, OBJECTIVES, & POLICIES

City of Boynton Beach Recreation & Open Space Element Goals, Objectives and Policies

Goal 5

~~To create and maintain an interconnected system of aesthetically pleasing, functional, and well-maintained parks, pedestrian/ bikeways, greenways, blueways and natural areas that will adequately serve the needs of the current and future residents of the City of Boynton Beach, including seasonal visitors, and special groups such as the elderly and handicapped. The City shall also continue to provide a variety of high quality parks and recreation related programs for all residents. Create and maintain an interconnected, accessible, safe, and resilient parks, recreation, greenway, and open space system that serves all residents and visitors, enhances quality of life, protects natural resources, and supports population growth for the next 10- and 20-year planning horizons.~~

Objective 5.1

Provide a balanced system of neighborhood, community, special-use, natural, civic, and waterfront parks offering both active and passive recreation opportunities. The City shall provide a system of park sites with a variety of both user-oriented and resource based facilities and recreational programs to serve the needs of current and future City residents consistent with the Strategic Plan, dated April 2007 2022 Parks & Recreation System Master Plan as defined in the Technical Support Documentation.

Elements of the system shall include:

- **Urban Open / Civic Spaces**
- **Neighborhood Parks**
- **Community Parks**
- **Special Use Facilities**
- **Water / Beach Access**
- **Greenways / Bikeways / Trails**
- **Conservation Lands**

- **Regional Parks**
- **Schools / School Parks**
- **Private Recreational Facilities**
- **Art in Parks and other Public Spaces**

~~Measurability: Number of facilities developed consistent with the objective~~

Policy 5.1.1 ~~The City shall continue to conduct park needs assessments at least every five years using public input, advisory board recommendations, and community wide statistically valid surveys. assess park adequacy, future facility needs, and user preferences and willingness to pay through, at a minimum, the following methods:~~

~~A. Input from the City’s Parks and Recreation Advisory Board, special interest groups, and public meetings, solicited biannually; and,~~

~~B. Park surveys conducted on a five-year basis, beginning in February 2007.~~

Policy 5.1.2 ~~The City shall continue to provide a variety of parks and recreation programs for its residents, including the City’s baseball, softball, and soccer programs, and other programs for tennis, racquetball, and other activities as needed. The City shall continue to offer recreational programs that complement and enhance the use of the City’s recreational facility assets. The City shall annually monitor recreation programs to ensure that an adequate mix of programs addresses the recreation interests of different age groups, particularly children, teenagers, and the elderly. Additionally, the City shall ensure that residents with special needs are adequately accommodated.~~

Policy 5.1.3 ~~The City shall endeavor to incorporate art in all parks and public spaces throughout the City as an implementation strategy of the Art in Public Spaces program.~~

~~Policy 5.1.4 The City shall maintain a GIS-based inventory of all parks, facilities, amenities, and classifications consistent with the Parks & Recreation Master Plan that is publicly accessible.~~

Objective 5.2 The City shall ensure adequate and safe public access to all existing and future City parks, recreational facilities, and local waterways. This effort shall include vehicular, pedestrian, trail, bicycle, and handicapped access and shall continue to improve and increase access to parks and



~~recreational facilities, where available space exists, by providing adequate automobile parking, bike rack facilities, and handicap access to all existing and planned, neighborhood and community parks operated by the City by the year 2013. equitable, multimodal access to all parks, recreation facilities, and waterfront areas.~~

~~Measurability: The number of improved accesses consistent with the objective.~~

Policy 5.2.1 ~~The City shall continue to provide bike rack facilities within all parks developed after the adoption of this Plan. bicycle parking at all new or renovated parks and retrofit existing parks as feasible.~~

Policy 5.2.2 ~~By 2013, t~~The City shall provide bike rack facilities within all existing neighborhood and community parks. Facilities shall be monitored as part of the on-going maintenance effort and deficiencies corrected within 18 months of the monitoring report. Private sponsorship of bike racks will be explored if City funding is inadequate. ensure park access, trails, and facilities meet ADA and universal design standards through routine reviews during on-going park maintenance.

Policy 5.2.3 The City shall continue to examine the extent of barrier-free access within neighborhood and district parks, and deficiencies will be addressed in a Strategic Plan that sets the phasing and funding.

Policy 5.2.4 The City shall adopt the land development regulations to require that all future parks, and applicable facilities, include barrier-free design for the ~~handicapped~~ disabled to be retrofitted, if funds are available, at a rate of three parks per year.

Policy 5.2.5 The City shall continue to provide, contingent upon assistance or support from County and/or the Community Redevelopment Agency, a shuttle service for patrons of beach front parks.

Policy 5.2.76 The City shall ensure that future park sites and facility improvements provide for accessibility of park sites and recreational facilities to ~~handicapped~~ disabled users and shall

ensure the adequate provision of vehicular, bicycle, and pedestrian access ways.

Policy 5.2.87

~~Through the development of the City Greenway and Bikeway Master Plan, approved in August 2004, the~~ The City shall continue promoting promote safe, interconnected pedestrian linkages for its parks and recreation network through provision of greenways, trails, sidewalks, bike paths and bike lanes, where appropriate, to connect each of the City’s individual parks and facilities with schools, where feasible, to provide residents with access to the City’s parks and schools systems.

Policy 5.2.98

The City shall continue to produce and distribute informational newsletters and periodic brochures that describe the City’s park and recreation facilities and programs.

Objective 5.3

~~The City shall establish and enforce standards and programs to ensure the acquisition and development of park sites and recreational facilities sufficient to meet current and future demands. The City shall also ensure additional public access to recreation sites by providing parks and recreation facilities using, in part, current population data and projections, and implementing the improvements outlined in Exhibit 2, Proposed Improvements to the Parks and Recreation System, included in the Strategic Plan.~~ maintain adopted LOS standards and ensure adequate park and recreation facilities are available concurrent with development.

~~Measurability:~~

~~The parks system is consistent with the level of service as defined by the objective.~~

Policy 5.3.1

The City shall ~~adopt~~ and maintain a level of service of 2.5 acres of developed parkland per 1,000 residents. In addition to the adopted acreage-based level of service standard, the City shall periodically evaluate park and recreation needs using the methodologies established in the Parks & Recreation System Master Plan, including park needs assessments, facility inventories, geographic distribution analyses, public input, statistically valid surveys, facility utilization rates, accessibility, and quality of service measures. These supplemental evaluations shall be used to inform recreation planning, identify

facility needs, and prioritize capital improvements and system enhancements.

Policy 5.3.2

The following are advisory level of service standards for the recreation facilities:

- Baseball/Soft, Youth - 1 per 15,000 persons,
- Baseball, Reg. - 1 per 25,000 persons,
- Basketball Courts - 1 per 4,000 persons,
- Community Center (1) - 1 per 25,000 persons,
- Fitness Trail (2) - 1 per 30,000 persons,
- Football/Soccer Fields - 1 per 40,000 persons,
- Multipurpose Field - 1 per 10,000 persons,
- Racquetball Court - 1 per 10,000 persons,
- Picnic Areas - 1 per 3,000 persons,
- Playgrounds - 1 per 4,000 persons,
- Shuffleboard Court - 1 per 5,000 persons,
- Pool (3) - 1 per 40,000 persons,
- Tennis Court - 1 per 2,000 persons,
- Bocce Court - 1 per 25,000 persons,
- Volleyball Court - 1 per 15,000 persons, and
- Skate Park - 1 per 65,000 persons.

Policy 5.3.3

The City shall establish use "Service Standards" to provide a framework of ideal standards and classification for its Parks and Recreation System. These standards are not part of the City's adopted level of service and are utilized only as a guide for land acquisition and facility provision. They are established as part of the City's goal for setting service standards for an "Ideal City Parks System" to meet residents' parks and recreation needs. Elements of the system include:

A. Developed Active Parks and Open Space (Measured by LOS):

GOAL: Neighborhood/School Parks - ½ - 1 mile from every resident

GOAL: Community Parks - 25 - 40 acres, 25% preserved for open space, 3 miles from every resident

GOAL: Community Centers - minimum of 4,000 square feet; 3 miles from every resident

GOAL: Special Use Facilities (dog parks, sports complexes, etc), 3 miles from every resident

B. In addition, the City shall set the following nomenclature for undeveloped/passive parks and open space: Urban Open/Civic Spaces; Water/Beach Access;

Greenways/Bikeways/Trails; Regional Parks; Community Parks; Neighborhood Parks; Special Use Facilities; and Conservation Lands as identified ~~on the Future Parks and Recreation System Map in the Strategic Plan in the Parks & Recreation System Master Plan.~~

Policy 5.3.4 For areas annexed into the City which are platted, developed, under development, or have approved development plans in Palm Beach County, the level of service at time of annexation shall be assumed to be that provided by existing park facilities serving the area.

Policy 5.3.5 The City shall ~~pursue the development of facilities consistent with Exhibit 1, Future Parks and Recreation System Map, and Exhibit 2, Proposed Parks and Recreation System Improvements, included in the Strategic Plan which shall be updated annually.~~ implement projects identified in the Parks & Recreation System Master Plan and update annually.

~~Policy 5.3.6~~ The City shall achieve the LOS standard set forth in this element through an equitable and systematic land acquisition program and impact fee program.

~~Policy 5.3.7~~ The City shall enforce its standards for the provision and preservation of open space as part of the development approval process to ensure that existing open space areas are conserved and that new development projects provide for sufficient open space and passive recreation opportunities in its plans.

~~Policy 5.3.8~~ The City shall ensure through its Land Development Regulations that sufficient open space is provided in public and private development projects.

~~Policy 5.3.9~~ The City shall coordinate ways and means for private developers to provide public recreation facilities within their developments.

Objective 5.4 The City shall maximize the use of public and private resources in the provision of recreational facilities to meet current and future demands.

~~Measurability: Percentage of increase in developed park acreage through the use of private and educational contributions~~

RECREATION AND OPEN SPACE



- Policy 5.4.1 The City shall require the provision of recreation facilities and open space by public agencies and private developers, where applicable, where applicable.
- Policy 5.4.2 City shall ensure that future private, as well as dedicated areas, are developed to meet identified needs of residents and address geographic deficiencies.
- Policy 5.4.3 The City shall continue, through its interlocal agreement, to evaluate the opportunities for the joint use of existing public school and City recreational facilities and, as new public schools are planned, shall endeavor to coordinate with the Palm Beach County School Board on the location and design of future joint use recreational sites.
- Policy 5.4.4 The City shall continue to permit agreements and cooperate with private recreational organizations for use of City parks and facilities in order to provide a variety of recreational programs.
- Policy 5.4.5 The City shall continue to make parks and recreation facilities available to private and non-profit groups for cultural programs, special events and festivals, which serve the public interest.

Objective 5.5 The City shall continue implementing the approved Greenway and Bikeway Master Plan (August 2004) to ensure safe access to park sites and shall evaluate available opportunities for the acquisition and development of bike/trail networks which will link park sites (including pedestrian and bicycle trails).

~~Measurability: The increase in pedestrian and bicycle opportunities~~

- Policy 5.5.1 The City shall consider the construction of a network of pedestrian, bicycle, recreational, and public access trails that connects to the County's trail system. The intent of the network shall be to interconnect existing parks and facilities and additional recreational facilities for pedestrian activities. The City shall coordinate with the Metropolitan Planning Organization, Florida Department of Transportation, Palm Beach County and other appropriate agencies to study and

implement options for coordinated provision of an interconnected trail network.

Policy 5.5.2 The City shall apply for grants and other funds for trail development from the Florida Department of Environmental Protection, other sources of government and private grants, and possibly voter-based referenda.

Policy 5.5.3 The City shall continue to evaluate and amend, if necessary, the Land Development regulations and public road design standards for bike paths and/or lanes in conjunction with roadway design and improvements.

Policy 5.5.4 The City shall coordinate with the Florida Trail Association, the Rails to Trails Conservancy, the Florida Department of Environmental Protection Office of Greenways and Trails and other organizations involved in the acquisition and development of trail systems within Palm Beach County.

Objective 5.6 The City shall continue to fund the acquisition and development of parks, open space and recreational facilities through the use of a variety of funding sources such as the general fund, developer commitments, grants, bonds, user fees, and impact fees.

~~Measurability: The increase in the number of parks, open space and recreational facilities~~

Policy 5.6.1 The City shall review the City's Recreation Impact Fee regulations biannually ~~in order~~ to assure that new development contributes its proportional share of the cost to expand recreation facilities.

Policy 5.6.2 The City shall continue to pursue County, State and Federal Grants for the acquisition and development of recreational and open space lands and facilities.

Policy 5.6.3 The City shall continue to pursue donations of land and matching funds to secure grants for the acquisition and development of park sites and facilities.

Policy 5.6.4 The City shall continue to apply the concept of user fees to offset the cost of certain facilities where appropriate.

Policy 5.6.5 The City shall evaluate a bond issue to generate additional parkland, trails, and open space funds to meet needs, if approved by a public referendum.

Policy 5.6.6 Notwithstanding rules and regulations governing the use of lands acquired through dedication or other means, city-owned parkland or property dedicated for recreational/park use should only be sold or converted for alternative use if supported by current needs and demand analysis, is not listed for future development in the Strategic Plan or Capital Improvements Program, and if deemed necessary to further other goals or objectives as supported by current action of the City Commission.

Policy 5.6.7 Undeveloped lands designated for future park and recreation sites shall be protected from encroachment by adjacent development.

Objective 5.7 The City shall develop a system of open spaces through the preservation and/or acquisition of significant lands, native habitat, and habitat of endangered, threatened and species of special concern.

~~Measurability: Increase in the amount of preservation land~~

Policy 5.7.1 Natural areas shall be preserved to the extent possible in accordance with preservation policies in the Conservation Element and Support Document.

Policy 5.7.2 The City shall coordinate with the Florida Department of Environmental Protection and all other appropriate agencies to establish and revise regulations and programs for the acquisition of natural/environmental lands.

Policy 5.7.3 The City shall incorporate natural open space, especially wetlands and areas unsuitable for development into neighborhood and community parks, as passive recreation space.

Policy 5.7.4 The City shall encourage the incorporation of open space into all new non-residential projects, in addition to any environmentally sensitive areas preserved.

Policy 5.7.5 The City shall work in conjunction with the State of Florida, the South Florida Water Management District, the Nature Conservancy, the Trust for Public Lands, and other appropriate

agencies involved in conservation lands to create a citywide open space system and a greenways/trails/blueways system.

Policy 5.7.6 The City will identify properties available for acquisition and/or vacant or underutilized properties, and consider acquiring these properties in order to expand its inventory of usable recreation and open space.





HOUSING AND NEIGHBORHOOD

GOALS, OBJECTIVES, & POLICIES

City of Boynton Beach Housing & Neighborhoods Element Goals, Objectives and Policies

Goal 6.1 ~~To provide decent, safe, and sanitary housing in suitable neighborhood environments at a range of costs and variety of types necessary to meet the needs of present and future residents of the City. To achieve a diverse and sustainable supply of housing stock for all current and future homeowners and renters, in neighborhoods consistent with the character of the City for the next 10-and 20-year planning horizons.~~

Objective 6.1 Assist the private sector to provide new dwelling units of various types, sizes, and costs for the next 10 (2040) and 20 (2050) year planning period by the year ~~2013~~, in order to meet the housing needs of the existing and anticipated populations of the City.

~~Measurability: Number of dwelling units provided during the planning period consistent with the objective.~~

Policy 6.1.1 The City shall continue to provide information, technical assistance, and explore possible incentives with the private sector to maintain a housing production capacity sufficient to meet the community needs. Possible incentives could include assistance in land assembly, below-market rate financing, allowances to build on nonconforming lots, and density increases in certain residential land use categories.

Policy 6.1.2 The City shall continue to encourage partnerships between the local government, the private sector, and the nonprofit sector to improve the efficiency and expand the capacity of the housing delivery system.

Objective 6.2 2013 Continue strengthening policies and code to reduce the number of substandard housing units.



~~Measurability: Number of substandard housing units brought up to standard, removed or replaced during the planning period.~~

Policy 6.2.1 The City shall ~~update the Neighborhood Target Area Plan~~ continue to address substandard housing and to determine and prioritize funding and improvements to those areas of the City where the greatest concentrations of substandard housing units exist.

Policy 6.2.2 The City shall continue to increase code enforcement activities, through regular inspections of the housing stock in neighborhoods where code violations are more prevalent, and institute special concentrated code enforcement activities where warranted.

Policy 6.2.3 The City shall continue to explore the use of Community Development Block Grant (CDBG) monies, federal and state funding, and local public funds for the demolition or rehabilitation of substandard housing.

Policy 6.2.4 The City shall continue to utilize procedures to minimize involuntary relocation by only removing units that pose an immediate danger to occupants, those that are abandoned, or those costly to rehabilitate.

Policy 6.2.5 The City shall provide assistance through the Consolidated Plan (CHAS) to neighborhood projects to upgrade their conditions through code enforcement assistance, removing blighting influences, and concentrating improvements in such neighborhoods with particular attention given to owner-occupied dwelling units.

Policy 6.2.6 The City will examine the use of innovative land use techniques to utilize vacant and substandard lots that ultimately will result in the removal of substandard housing units in the Neighborhood Target Area.

Policy 6.2.5 Residential areas shall be adequately buffered from incompatible nonresidential uses and provide sensitive transitions between neighborhoods to eliminate any adverse effects to residents.

Policy 6.2.6 The City shall consider coordinating with housing agencies such as Palm Beach County, Housing Leadership Council of Palm Beach County, and other agencies to address housing crisis.

Objective 6.3 ~~Through the year 2013,~~ **The City shall continue to implement a series of housing programs aimed at providing adequate housing and housing sites for very low-, low- and moderate- income persons to meet their housing needs.**

~~Measurability: Number of housing programs maintained or implemented during the planning period.~~

Policy 6.3.1 The City will, where feasible, continue the purchase of vacant lots in the Code Enforcement Areas and Neighborhood Target Areas as sites for affordable infill housing.

Objective 6.4 **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: Number of workforce housing units developed.~~

Policy 6.4.1 The City shall continue to utilize the Workforce Housing Program to facilitate the construction of affordable rental and for-sale housing units city-wide.

Policy 6.4.2 In order to be granted higher densities possible in the Special High Density Residential, Mixed Use, and Mixed Use-Core future land use designations, established percentages of the residential development must be affordable to Low Income and Moderate Income households.

Policy 6.4.3 The Workforce Housing Program shall continue to offer developers alternatives to on-site provision of affordable units, which include:

- Payment in-lieu contributions;
- Land donation within the City;
- Off-site construction of units; and
- Purchase of existing market rate units to be donated to the city or sold to eligible households.

Policy 6.4.4 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 6.4.5 The City shall continue to explore innovative development regulations, the use of prefabricated housing, regulations regarding non-conforming lots and other policy tools to provide increased access to affordable housing.

Policy 6.4.6 The City shall continue to ensure that CRALLS Mitigation Measures shall be included in all new concurrency approvals and Development Order (DO) conditions for all developments utilizing the adopted CRALLS. ~~Said conditions shall require that all such developments proposing more than 10 dwelling units shall:~~

- ~~• set aside at least 10% of their development for occupancy by very low income (less than or equal to 50% of the County's median annual adjusted gross income) households and low income (more than 50% but less than or equal to 80% percent of the County's median annual adjusted gross income) households, and 10% for moderate income (more than 80% but less than or equal to 120% of the County's median annual adjusted gross income) households. Units meeting this requirement shall include no more than 40% renter occupied units for low income and very low income households and no more than 30% renter occupied units for moderate income households. The remaining units must be owner occupied.~~

~~The renter occupied units must continue to be attainable for a period of at least 20 years, and the owner occupied units must continue to be attainable for a period of at least 10 years. Attainability shall be assured through deed restrictions on these properties; or,~~

- ~~• may choose to contribute a fee in-lieu of units. The sum amount of this fee shall be established by the City Commission and Board of County Commissioners, and it shall be paid to the City of Boynton Beach's affordable housing program(s) to finance land acquisition, homeowner assistance, or other actions to further the City's affordable housing objectives as specified in the City of Boynton Beach Comprehensive Plan.~~

Policy 6.4.7 The City, through the CRA's Direct Incentive Program and its Affordable Access component, shall continue to implement a program to make affordable housing available to low-to-moderate income households (with incomes of 80% to 100% of median household income in Palm Beach County) in the TCEA. The affordable units in this program must remain

~~affordable for a minimum period of 10 years. The City shall continue implementation of the policies under Objectives 6.1, 6.3 and 6.6 of the Housing Element of the Comprehensive Plan to provide other programs benefiting very low, low and moderate income households. The City will also insure that 5% of new or rehabilitated housing within the TCEA area is available for occupancy by these households, with pricing consistent with SHIP guidelines, and rent levels consistent with affordable effort ratios. The City will continue the annual monitoring of the affordability of housing within the TCEA. The City shall continue to support and implement programs, partnerships, and incentives that expand affordable housing opportunities for low- to moderate-income households.~~

~~Objective 6.5~~ The City shall continue to allow sites for mobile homes where single-family detached dwellings are permitted.

~~Measurability: Maintenance of the land development regulations in accordance with the objective.~~

~~Policy 6.5.1 The City shall allow mobile homes in all areas of the City where single-family detached dwellings are permitted, subject to the zoning regulations and other code requirements that apply to other types of single-family detached dwellings.~~

~~Objective 6.56~~ The City shall allow sites for group homes and foster care facilities in residential land use categories consistent with applicable state and federal laws.

~~Measurability: Maintenance of the land development regulations in accordance with the objective.~~

~~Policy 6.56.1 Group Homes with six or fewer residents, subject to the Americans with Disabilities Act, the Fair Housing Act, or other State or Federal Law, Statute, or Regulation precluding discrimination based upon protected class (race, color, religion, sex, national origin, familial status, and disability), shall be allowed in all residential zoning districts, without regard as to whether they are located within a radius of 1,000 feet of another such home. All group homes shall be required to obtain a license with the City in order to facilitate monitoring and ensure zoning compliance.~~

~~Policy 6.56.2 The City shall establish, consistent with state statutes, reasonable standards regarding the maximum number of persons allowed in group homes in each residential zoning~~



district, and the minimum floor area per person, or maximum number of persons per room.

Policy 6.56.3 The City shall enforce the land development regulations to ensure safe and convenient on-site design of off-street parking for group homes with more than six persons.

Policy 6.56.4 The City shall establish and implement procedures to continue to allow foster homes for up to five children (both natural and foster) in any dwelling, provided that the foster home is supervised by an adult who is a resident in the dwelling.

Policy 6.56.5 The City shall continue to allow adult foster homes in designated zoning districts.

Objective 6.67 The City shall continue to avoid housing programs which displace households. However, in the event displacement occurs, benefits consistent with applicable state and federal laws will be implemented through the following policies.

~~Measurability: Incidence of household displacement and evidence of displacement housing programs utilized.~~

Policy 6.67.1 The City shall assist any households displaced by City housing programs to locate alternative housing that is reasonably located, standard housing at affordable costs, prior to their displacement.

Policy 6.67.2 The City shall assist persons displaced by code enforcement activities, with temporary relocation benefits and replacement housing, or down payment or rental assistance, depending upon eligibility.

Objective 6.78 The City shall continue to identify, document, and preserve historically and culturally significant housing through the approved processes.

~~Measurability: Continued maintenance of land development regulations encouraging the identification, documentation, and preservation of historic resources.~~

Policy 6.78.1 The City shall continue to maintain and update “The City of Boynton Beach Historic Sites Survey” and the Florida Master Site File.

- Policy 6.78.2 The City shall continue to maintain and update “The Boynton Beach Register of Historic Places” and the “National Register of Historic Places”.
- Policy 6.78.3 The City shall continue processing additions to “The Boynton Beach Register of Historic Places”.
- Policy 6.78.4 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 6.78.5 The City’s land development regulations shall continue to provide protection for historic and cultural resources.
- ~~Policy 6.7.6 Require new development, both private and public, to respect and respond to existing physical characteristics – buildings, streetscapes, open spaces, etc. – that contribute to the overall character and livability of the neighborhood.~~
- ~~Policy 6.7.7 The City encourages the structural and aesthetic improvement of existing homes in need of enhancements.~~

Objective 6.89 The City, through Code enforcement efforts, will continue to improve the quality of neighborhoods by conserving the existing housing stock.

~~Measurability: Utilization of Code enforcement activities to target areas for technical and rehabilitation assistance and for concentration of infrastructure updates.~~

- Policy 6.89.1 The City shall continue its efforts in the Community Development Block Grant Target Areas and implement program activities in a timely manner. Programs shall include, but not be limited to, those discussed in Objective 6.3 and its corresponding policies.
- Policy 6.89.2 The City shall continue to coordinate technical assistance programs and financial workshops conducted by lending institutions and Community Development Corporations to increase private reinvestment in housing.
- Policy 6.89.3 The City shall continue intensive and concentrated code enforcement efforts in the Code Enforcement Areas and the



Neighborhood Target Area. Implementation of this Policy shall be consistent with Policy 6.2.5 above.

~~Policy 6.9.4~~ The City shall establish procedures to schedule and concentrate public infrastructure, supporting facilities, and services to upgrade the quality of existing neighborhoods.

Policy 6.~~89~~.45 The City shall explore outside funding sources to ensure the availability of social, educational, and recreational services to very low-, low- and moderate-income households.

Policy 6.~~89~~.56 The City shall give priority to the rehabilitation of housing structures to retain the existing housing stock, as funds become available.

Policy 6.~~89~~.67 The City shall encourage private financial support through the leveraging of resources to assist in the rehabilitation of housing.

Policy 6.8.7 Support a variety of housing to reflect the needs of all households, including both rental and ownership opportunities for single people, couples, families, seniors, persons with disabilities and multi-generational families.

Objective 6.~~910~~ Adequate measures should be taken by ~~2013~~ to address the housing needs problems of persons with special needs.

~~Measurability: Number of programs initiated within the planning period consistent with the objective.~~

Policy 6.~~910~~.1 The City shall continue to inventory sites, including publicly owned buildings, which could serve as sites for elderly/handicapped housing.

Policy 6.~~910~~.2 The City shall continue, through local funding and technical assistance, continue to support the social service assistance programs provided to elderly and handicapped persons.

Policy 6.~~910~~.3 The City shall continue to work to establish a public/private partnership which that can build units for elderly and handicapped persons,

Policy 6.~~910~~.4 The City will continue to revise the land development regulations in order to continue public improvement programs aimed at the removal of physical barriers that restrict accessibility by handicapped persons.

Policy 6.910.5 The City shall continue discourage hospitals, congregate living facilities for persons with special needs, nursing homes, and the like from locating within Coastal High-Hazard Area and shall encourage such existing facilities to relocate to safer locations within the City.

Objective 6.101—The City shall continue to monitor the impacts of amendments to the Land Development Regulations on affordable housing.

Measurability: Number of unintended negative impact prevented or mitigated

Policy 6.104.1 The City shall continue to review all proposed amendments to Land Development Regulations for a potential negative impact on the affordable housing cost prior to adoption.

Goal 6.2 To create, preserve, and enhance stable, resilient, and well-structured neighborhoods within Boynton Beach by promoting neighborhood planning, reinvestment, revitalization, and inclusive community participation. Neighborhoods should offer complete, sustainable, and high-quality living environments that support a strong sense of identity, safety, affordability, and long-term livability for residents of all ages and income levels.

Objective 6.2.1 By 2030, the City shall establish and maintain a Neighborhood Planning Program that guides preservation, stabilization, and revitalization of existing neighborhoods; supports reinvestment and infill development; and addresses unique community needs identified in the Housing Element’s Data & Analysis. The program shall strengthen Boynton Beach’s character as a “City of Neighborhoods” and support implementation of housing strategies citywide.

Policy 6.2.1.1 The City shall prepare written guidelines and rules for the creation and adoption of Neighborhood Plans, ensuring consistency with the Comprehensive Plan and Housing Element. Guidelines shall include:

- Preparation of neighborhood plans jointly by City staff (Neighborhood Services, Planning & Zoning, and Housing programs) and neighborhood residents.
- Prioritization of neighborhoods experiencing disinvestment, aging housing stock, infrastructure deficiencies, or incompatibility pressures, consistent with the Housing Element’s identification of at-risk areas.
- Verification of community support to ensure that plans reflect the desires of a sufficient and diverse representation of neighborhood residents.
- Designation of neighborhood contacts or planning groups through an inclusive, publicly advertised selection process.
- Consistent review of neighborhood plans with all relevant Goals, Objectives, and Policies, followed by presentation and adoption by City Commission.

Policy 6.2.1.2 The City shall evaluate, on a neighborhood scale, the need for conservation, preservation, stabilization, or revitalization tools. These may include overlay districts, historic districts, design guidelines, or special purpose districts to address neighborhood character, housing affordability, compatibility, or reinvestment needs.

Policy 6.2.1.3 Neighborhood Plans shall incorporate, where applicable:

- A balanced mix of land uses, including parks and open spaces.
- A range of housing types including single-family, multifamily, workforce, affordable, and senior housing.
- Local employment opportunities and economic development integration.
- Facilities and services such as transportation, public safety, schools, and libraries.
- Sustainable community design including energy-efficient development, compatible infill, and greenhouse gas reduction strategies.

Policy 6.2.1.4 The City shall develop and implement a Communications and Engagement Strategy supporting neighborhood planning and revitalization efforts. The strategy shall:

- Ensure timely and multilingual communication between City agencies, neighborhood organizations, businesses, property owners, and residents.
- Establish clear guidelines for inclusive public discussions and planning processes.
- Identify available City resources (e.g., CDBG, CRA programs, housing assistance) to support neighborhood improvements.
- Evaluate outcomes of engagement activities to strengthen civic participation.

Policy 6.2.1.5 The City shall take a leadership role in establishing a City-Neighborhood Coordination Network to identify neighborhood issues and address them collaboratively and transparently. This includes coordination among City departments, neighborhood groups, business owners, and community institutions.

Policy 6.2.1.6 The City shall strengthen the distinctive character of each neighborhood through:

- Public facilities such as parks, libraries, schools, fire stations, streetscaping, and pedestrian/bike improvements.
- Public art and historic preservation to reinforce neighborhood identity.
- Recognition and enhancement of each neighborhood's physical and cultural assets.
- Encouraging walkability, bicycle access, transit use, and multimodal connectivity.

Policy 6.2.1.7 The City shall incorporate neighborhood Plans into the Comprehensive Plan and Housing Element Support Document upon City Commission adoption. Implementation shall include:

- Adoption by resolution;
- Comprehensive Plan amendments updating neighborhood plan maps and references;
- Revisions to the Land Development Regulations to implement plan recommendations;
- Consideration of neighborhood plan conclusions during utility extensions, land use amendments, rezonings, and development review decisions.

Policy 6.2.1.8 Neighborhood Plans shall be used as review criteria during the development review process to ensure compatibility with neighborhood character, housing goals, and community needs.

Objective 6.2.2 **The City shall use Neighborhood Plans, code enforcement strategies, reinvestment programs, and incentives to maintain and improve the quality, safety, and sustainability of Boynton Beach neighborhoods.**

Policy 6.2.2.1 The City shall implement neighborhood-level strategies such as lighting upgrades, walkability improvements, landscaping, signage, and traffic calming, as identified in the Housing Element, to enhance neighborhood character and safety

Policy 6.2.2.2 The City shall encourage the formation of neighborhood, civic, or business organizations to assist in identifying issues, promoting community pride, and coordinating with City staff.

Policy 6.2.2.3 The City shall continue targeted code enforcement, rehabilitation support, and blight-removal strategies in Neighborhood Target Areas, as identified in the Housing Element.

Policy 6.2.2.4 The City shall continue to ensure buffers, step-back building designs, and compatible transitions between residential neighborhoods and higher-intensity areas to maintain neighborhood integrity.

Policy 6.2.2.5 Continue to promote neighborhoods whose physical layout and land-use-mix promote walking, biking, and transit; reduce vehicle trips; foster community pride; enhance neighborhood identity; and ensure public safety and resiliency.



COASTAL MANAGEMENT

GOALS, OBJECTIVES, & POLICIES

City of Boynton Beach Coastal Management Element Goals, Objectives, and Policies

Goal 7 ~~To develop and maintain the Coastal Management area in a manner which protects human life, limits public expenditures in areas subject to destruction by natural disasters while preserving beach, shoreline, marine, wildlife, and recreational resources. Protect human life, safeguard coastal and estuarine resources, support resilient redevelopment patterns, and limit public expenditures in areas subject to natural hazards while enhancing public access, recreational value, natural ecosystems, and long-term coastal resilience for the next 10- and 20-year planning periods.~~

Objective 7.1 The City shall continue to enforce all applicable local, state, and federal coastal environmental regulations while providing for the development and redevelopment of waterfront properties.

~~Measurability: Number of special permits issued for waterfront residential development.~~

Policy 7.1.1 The City shall continue to participate in and, where appropriate, locally enforce all existing coastal regulatory activities of the Environmental Protection Agency, the Florida Department of Transportation, the Department of Environmental Protection, South Florida Water Management District, Palm Beach County Environmental Resource Management, and Palm Beach County Health Department.

Policy 7.1.2 The City shall continue to regularly review and, where necessary, modify local development regulations to ensure that development projects utilize best management construction techniques for natural resource protection.

Policy 7.1.3 The City shall require all coastal development to incorporate site design that reduces vulnerability to future flood conditions, including projected SLR and king tide flooding.

Policy 7.1.4 The City shall ensure redevelopment in the CHHA demonstrates compliance with all coastal hazard mitigation standards and does not increase risk to human life.

Policy 7.1.5 The City shall conduct a study to identify engineering solutions that reduce flood risk in the coastal zone.

Policy 7.1.6 The City shall seek funding for studies and infrastructure improvements to implement engineering solutions that reduce flood risk in the coastal zone.

Objective 7.2 The City shall coordinate with the Florida Department of Environmental Protection, the South Florida Water Management District, Palm Beach County Department of Environmental Resources Management, and other affected parties in meeting the requirements of the Florida Total Maximum Daily Load Program for the Lake Worth Lagoon.

~~Measurability: Actions initiated in order to meet the Florida TMDL requirements for the Lake Worth Lagoon.~~

Policy 7.2.1 The City shall continue to implement the local water quality improvement program for the City's portion of the Intracoastal Waterway using current stormwater data.

Policy 7.2.2 The City will continue to maintain a program of street sweeping roadways and parking areas that drain into the Intracoastal Waterway.

Policy 7.2.3 The City, in cooperation with the South Florida Water Management District will continue to enforce the local building construction threshold criteria such that major modifications to existing uses conform to local and regional stormwater pre-treatment standards.

Policy 7.2.4 The City shall continue to enforce the land development regulations to require future marinas to be designed to maximize flushing of the marine basin and to provide for proper sanitary sewer hook-ups.

Policy 7.2.5 The City shall continue to support the consolidated efforts of the Lake Worth Lagoon Management Plan and Committee and any efforts of Intergovernmental Plan Amendment Review Committee with regard to this important ecosystem.

Policy 7.2.6 The City shall continue to seek support and funding from County, State, and Federal agencies relative to establishing a



long-term water quality improvement program for Lake Worth Lagoon and the Intracoastal Waterway.

Objective 7.3 ~~Subsequent to Plan adoption, or when mandated by state statute, the City, in cooperation with Federal, State, County, and adjacent governments will protect and restore the existing coastal dune system and beaches along the City's beachfront and establish standards to minimize the beach and dune impacts of man-made structures. Protect, manage, and enhance beaches and dune systems while minimizing impacts from man-made structures.~~

~~Measurability: Amount of coastal dune system and beaches restored and protected.~~

Policy 7.3.1 The City shall continue to coordinate with the Coastal Council and other agencies to identify County, State and Federal grants available for establishing a local dune protection program.

Policy 7.3.2 The City shall continue to provide resolutions to support and maintain areawide beach renourishment efforts, if determined to have no significant negative impact on reefs and other living marine resources.

Policy 7.3.3 The City shall continue to provide resolutions that support and maintain improvements of South Lake Worth Inlet to minimize beach erosion.

Objective 7.4 **The City shall continue to protect, conserve and, where possible, improve local wildlife, coastal wetlands, estuaries, coastal barriers and marine habitats.**

~~Measurability: Number of acres of habitat protected.~~

Policy 7.4.1 The City shall continue to discourage site clear-cutting and protect, restore and enhance, where possible, existing natural areas and native species, such as beaches and dunes, wetlands, estuaries and drainage systems.

Policy 7.4.2 The City shall continue to encourage responsible agencies to support and enforce the designation of low speed, wake free areas along the Intracoastal Waterway.

Policy 7.4.3 The City shall continue to assist with the mitigation strategy programs of transplanting seedlings of red mangrove and marsh grass into the intertidal mangrove areas.

Policy 7.4.4 The City shall continue to cooperate with the appropriate agencies on the installation of channel markers to protect sea grasses from prop dredging.

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- Policy 7.4.5 The City shall continue to develop and support educational programs, enhancements, and proper maintenance of mangrove habitats and environmental areas throughout the City. ~~the Mangrove Nature Trail and Nature Center in the mangrove hammock adjacent to the eastern terminus of Boynton Beach Boulevard.~~
- Policy 7.4.6 The City shall continue to enforce the use of native vegetation species in meeting local landscaping requirements.
- Policy 7.4.7 The City shall continue to enforce the establishment of buffer areas adjacent to natural areas and mangrove sites, open space provisions, tree protection, storm drainage, and best management practices, and amend to comply with policies in this Element.
- Policy 7.4.8 The City shall continue to enforce the permitting and mitigation requirements of County, State, and Federal agencies in developing in natural, wetland, and mangrove areas.
- Policy 7.4.9 The City shall continue to support and cooperate in efforts to preserve and encourage turtle nesting along the City's beach area.
- Policy 7.4.10 The City shall continue to consider the specific and cumulative impacts of development or redevelopment on wetlands, estuaries, water quality, water quantity, wildlife habitats, living marine resources and beach and dune systems.
- Policy 7.4.11 The City shall abide by the 2007 Palm Beach County Manatee Protection Plan herein adopted by reference and shall support the County's efforts to protect manatees and their habitats.
- Objective 7.5 The City shall continue to seek opportunities to increase the number of water-dependent and water-related uses and strive to ensure public access to beach and waterfront areas.**
- ~~Measurability: Increase in the number of water-dependent and water-related uses during the planning period.~~
- Policy 7.5.1 The City shall evaluate Land Development Regulations to ensure accommodation of and expand provisions for water-dependent and water-related uses to enhance its brand of a coastal community and to increase business and recreational opportunities for both residents and visitors.
- Policy 7.5.2 The City shall ensure that redevelopment projects on waterfront properties provide waterfront access to the general

public while encouraging developers to include waterfront uses and amenities fostering pedestrian traffic.

Policy 7.5.3 The City shall continue support, through resolutions, area-wide efforts to acquire and develop additional waterfront and beachfront sites on the condition that such increases do not harm natural resources.

Policy 7.5.4 The City and the Boynton Beach Community Redevelopment Agency shall continue to provide funding for maintenance and improvements as needed for the City's ~~two existing~~ public waterfronts: Boynton Harbor Marina, and the Harvey E. Oyer Jr. Park and Ocean Front Beach Park.

Policy 7.5.5 The City shall ensure that any new marina or marina expansion minimizes impacts on coastal and marine resources by coordinating review of marina development with input from all appropriate federal, state, regional, and county agencies.

Policy 7.5.6 The City shall only allow for location of marinas, boat ramps and other water-dependent uses in a manner which protects seagrass and manatees. Upon the siting of such water-dependent uses, the City shall continue to implement adequate provisions to protect seagrass and manatees such as, but not limited to, minimizing dredging, marking navigation channels, supporting boat speed restrictions, speed zone enforcement, information and restrictive signage, and construction standards so as to not entrap manatees or damage seagrass. To further this goal, new marinas shall only be permitted within the areas identified as a "Preferred" siting category in accordance with the Palm Beach County Manatee Protection Plan.

Policy 7.5.7 The City will ensure that any new regulation to protect water resources is consistent with SFWMD's environmental resource and consumptive use permitting rules.

Objective 7.6 The City shall continue to assess the current and future risks to human life and property from floods and other natural hazards in the coastal areas and implement development and redevelopment strategies that ~~reduce such risks.~~ by reducing risks from coastal flooding, storm surge, high-tide events, sea-level rise and incorporating redevelopment principles and engineering solutions that increase resilience.

~~Measurability: Map updates, vulnerability assessments~~

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- Policy 7.6.1 The City shall maintain and update as needed all maps, including FEMA flood zones and repetitive claim maps, storm surge/Coastal High Hazard Area maps and sea level rise impact maps—identifying current and potential future areas subject to high flood hazard.
- Policy 7.6.2 The City shall continue to document and maintain maps of extreme high tides (“king tides”), more frequent severe rainfall events and newly revealed areas at risk of flooding to efficiently target mitigation efforts.
- Policy 7.6.3 The City shall continue to provide flood relief and cleaning operations to lessen the resident’s hardship after a major rainstorm and document the City’s after-the-storm efforts to evaluate and recommend implementation of minor improvements and projects to be included in the Capital Improvements Plan.
- Policy 7.6.4 The City shall continue to utilize the Future Land Use Map and the recommendations of the Boynton Beach Community Redevelopment Plan (2016)~~Area Consolidated Plan~~ as the basis for development and redevelopment. The siting, design and construction of structures shall be consistent with regulations contained in the 85th Edition of the Florida Building Code and the City Flood Prevention Code as amended from time to time.
- Policy 7.6.5 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.~~
- Policy 7.6.6 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 163.3178(8)(a)~~163.3148(9)(a)~~, F. S..
- Policy 7.6.7 ~~By 2017, t~~The City shall continue to amend Land Development Regulations, as necessary, 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.

Policy 7.6.8 Redevelopment of existing dwelling units located in the Coastal High-Hazard area is prohibited unless an engineering study supports that the redevelopment can occur in a safe manner when considering building construction, design, siting and future storm events.

Policy 7.6.9 The City shall limit public expenditures in the Coastal High Hazard Area or flood-prone areas by restricting expansion/improvement of the existing utilities except for improvements necessary to (1) correct current deficiencies; (2) serve planned redevelopment pursuant to the CRA Community Redevelopment Plan; or (3) improve environmental quality.

Policy 7.6.10 The City shall require that any construction activities seaward of the coastal construction control lines established pursuant to Chapter ~~161.053~~161.058, F.S. be consistent with the statutory provisions.

Policy 7.6.11 The City shall continue to revise building codes and land development regulations to enhance flood mitigation measures in vulnerable areas to reduce future risks associated with high tide events, storm surge, flash floods, stormwater runoff, and the related impacts of sea level rise. In these areas, the City shall require vulnerability reduction measures for all new construction, redevelopment and infrastructure such as additional hardening, higher floor elevations or incorporation of natural infrastructure for increased resilience.

Policy 7.6.12 The City shall consider, whenever feasible, purchasing properties in areas most vulnerable to destructive storm surges for recreational uses and open space.

Policy 7.6.13 Rise in sea level projected by the federal government (National Oceanic and Atmospheric Administration) shall be taken into consideration in all future decisions regarding the design, location, and development of infrastructure and public facilities in the potentially affected areas.

Objective 7.7 The City shall continue to apply the best planning and engineering practices in development to attenuate and mitigate future flood events and modify the Land Development Regulations and other relevant regulatory documents as needed.

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~~Measurability: Update of the Flood Prevention Code, number of new stormwater projects funded~~

- Policy 7.7.1 ~~By the end of 2017, The City shall further update its 2010 floodplain ordinance (Flood Prevention Code) for consistency with the 5th edition of the Florida Building Code and also ensure that all future modifications of the flood-resistant construction requirements in the Flood Prevention Code continue to be consistent with, or more stringent than, requirements of the Florida Building Code and applicable flood plain management regulations set forth in 44 C.F.R. part 60. continue to update the Flood Prevention Code for consistency with the latest Florida Building Code.~~
- Policy 7.7.2 The City shall continue to upgrade its stormwater infrastructure through drainage improvements, installation of tidal backflow preventers, and seawall repair in addition to sustainable flood management actions such as installation of bioswales, recharge through drainage wells, use of pervious pavement, maintenance of natural preserves areas and protection of tidal beaches that will stand the test of time and be adaptable to future climate changes.
- Policy 7.7.3 The floodplain administrator /building official shall review all permit applications to determine whether proposed development sites will be reasonably safe from flooding. If a proposed development site is in a flood hazard area, all site development activities, (including grading, filling, utility installation and drainage modification), all new construction and substantial improvements shall be designed and constructed with methods, practices and materials that minimize flood damage and that are in accordance with the city Flood Prevention Code.
- Policy 7.7.4 The City shall continue to participate in the National Flood Insurance Program's Community Rating System (CRS) administered by the Federal Emergency Management Agency (FEMA) to reduce flood losses and achieve flood insurance premium discounts for their residents.

Objective 7.8 The City shall continue to provide for the local implementation of the County Emergency Preparedness Plan with respect to residential notification, evacuation and City management techniques, with particular emphasis towards on the City's multi-family and mobile home areas through an interlocal agreement, and to encourage public participation in the planning process.

~~Measurability: Ongoing coordination with the Palm Beach County Division of Emergency Management.~~

Policy 7.8.1 The City shall establish and maintain procedures to maintain local emergency services personnel familiarity with Palm Beach County's adopted Emergency Preparedness Plan.

Policy 7.8.2 The City shall continue to participate in all countywide emergency preparedness preparation and practice sessions.

Policy 7.8.3 The City shall provide input to the County's informational program which identifies the location and magnitude of the coastal area population requiring assistance in evacuation.

~~Policy 7.8.4 The City shall continue to participate in the Palm Beach County Hazard Mitigation Working Group (HMWG) and to adopt the HMWG pertinent recommendations on hazard mitigation.~~

Policy 7.8.45 The City shall participate in a long-term, countywide, comprehensive shelter program coordinated with public, private, non-profit organizations to ensure adequate shelter space is available for the long-term needs of the City and the County.

Objective 7.9 ~~The City shall continue the implementation of its Climate Action Plan, revised in December 2015, which will include a study aimed at exploring options for establishment of Adaptation Action Area(s). The City shall continue to implement its adaptation and resilience goals and subsequent plans that address adaptation, mitigation, and climate resiliency, including the established Adaptation Action Area(s).~~

~~Measurability: Adaptation Action Area Study funded and initiated by end of 2018. AA areas established by 2020.~~

Policy 7.9.1 ~~By the year 2018, The City shall initiate~~ conduct and periodically update the Adaptation Action Area analysis. ~~a study to evaluate options to establish Adaptation Action Area(s) pursuant to Chapter 163.3177, F.S. for coastal areas that experience flooding due to extreme high tides and storm surge and that~~

are vulnerable to rising sea level. The study will identify portions of the City where the need to improve resilience is the highest and prioritize those areas for adaptation measures and funding of infrastructure improvements. The study shall consider the areas that:

1. Are below, at, or near the average water level
2. Have a hydrological connection to coastal waters
3. Are designated as evacuation zones for storm surge
4. Are otherwise impacted by climate-related drainage/flood control.

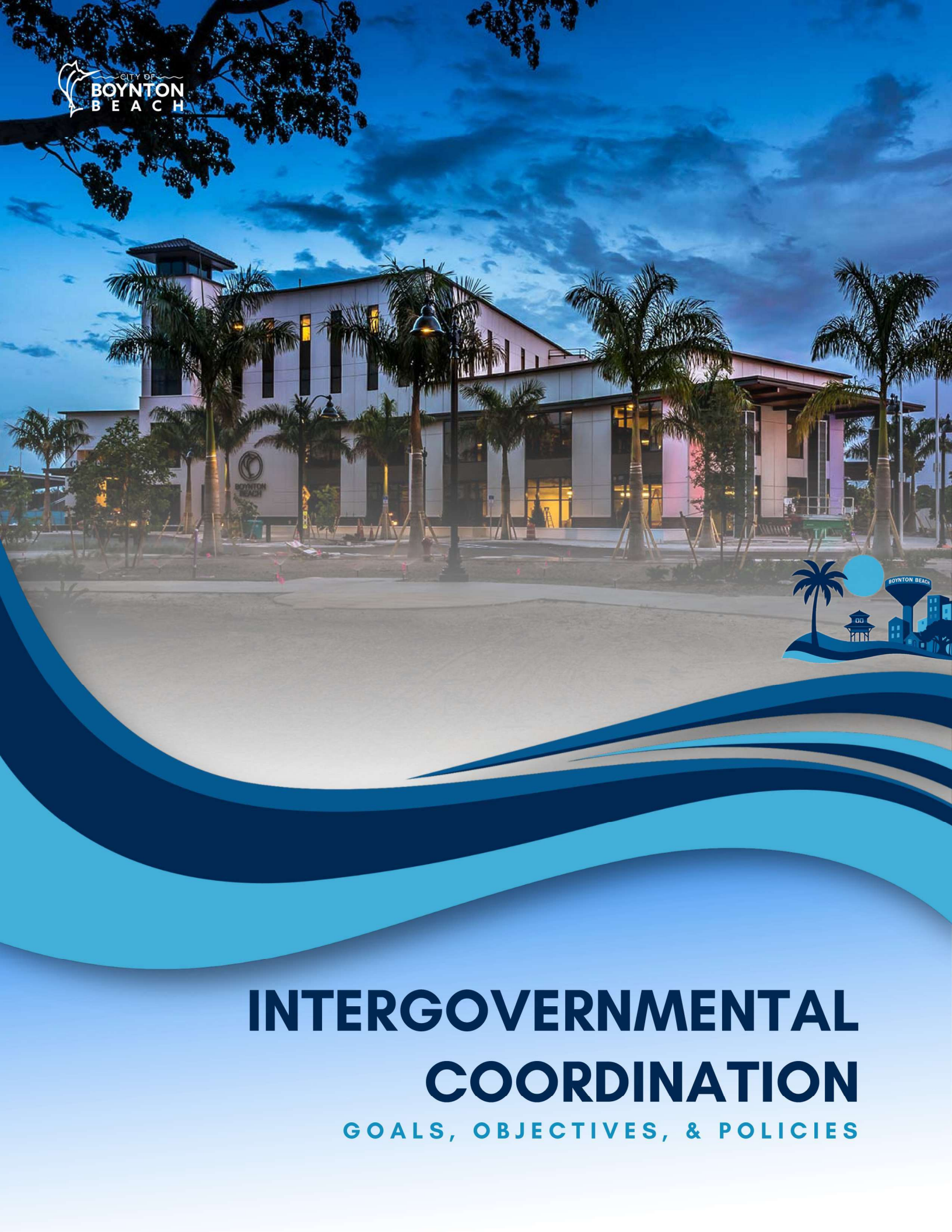
Policy 7.9.2

The City shall partner/coordinate on adaptation activities and access to technical assistance and support with all relevant partners, including:

1. Southeast Florida Regional Climate Change Compact
2. FDOT and other agencies that plan for, or own, operate and maintain public infrastructure within, or crossing areas identified for adaptation
3. Adjacent local governments if such areas extend beyond the City limits

Policy 7.9.3

~~By the end of 2017, t~~The City shall integrate its Climate Action Plan and subsequent plans into elements of the Comprehensive Plan as appropriate.



INTERGOVERNMENTAL COORDINATION

GOALS, OBJECTIVES, & POLICIES

City of Boynton Beach Intergovernmental Coordination Element Goals, Objectives and Policies

Goal 8: **It is the goal of the City of Boynton Beach, through increased coordination, interaction, and communication with adjacent local governments and other pertinent coordinating entities, to maintain constant awareness of the plans and intentions of such entities, and address, and alleviate or anticipate, all major issues that involve a single agency or numerous entities. for the next 10-and 20-year planning horizons.**

Future Land Use Element

Objective 8.1 **The City of Boynton Beach shall coordinate the impacts of development proposed in the Comprehensive Plan upon development in adjacent municipalities, Palm Beach County, the region and the State by reviewing plans of said governmental entities and analyzing the potential impacts of the local plan on these plans and by participation on county and regional committees.**

~~Measurability: Number of Comprehensive amendments review:~~

Policy 8.1.1 The City shall continue to utilize appropriate interlocal agreements and mutual participation for mutual benefit to achieve greater cooperation within, among and between all levels of government.

Objective 8.2 **The City of Boynton Beach shall continue to utilize the Palm Beach County Intergovernmental Coordination Program’s Intergovernmental Amendment Review Committee (IPARC) as a regular formalized forum for dealing with issues unique to Palm Beach County and its municipalities.**

~~Measurability: Continued participation in IPARC:~~

Policy 8.2.1 The City through the IPARC shall notify all interested municipalities of proposed land use amendments and annexations and shall consider the comments of an adjacent

municipality or Palm Beach County concerning a proposed land use amendment or annexation.

Policy 8.2.2 The City shall participate in the IPARC process and shall coordinate with the Treasure Coast Regional Planning Council and all other local governments on a voluntary dispute resolution process for the purpose of facilitating intergovernmental coordination, and shall include results and any written determination from the IPARC process as data and analysis with proposed and adopted Comprehensive Plan amendments transmitted to the ~~Department of Economic Opportunity~~ State land planning agency (Florida Department of Commerce).

Policy 8.2.3 The City shall notify adjacent local governments through the IPARC and the County of land use conflicts generated by adjacent land uses. In addition, it should be determined whether the Comprehensive Plans of the two entities address the conflicts.

Policy 8.2.4 The City shall use the IPARC as the entity to mitigate land use conflicts that directly affect possible Comprehensive Plan amendments. The mitigation strategies could consist of a jointly adopted future land use plan for the bordering land uses, or at a minimum, and if appropriate, the buffering of the incompatible uses.

Objective 8.3 The City of Boynton Beach shall continue to utilize the Palm Beach County Intergovernmental Coordination Program’s Multi-Jurisdictional Issues Coordination Forum (Forum) as a vehicle to deal with items of multi-jurisdictional significance or concern.

~~Measurability: Number of multi-jurisdictional issues reviewed by the Forum.~~

Policy 8.3.1 Conflicts which may occur in the implementation of the City’s Comprehensive Plan or which may occur in the implementation of the Plan of neighboring jurisdiction shall be brought to the attention of the affected jurisdiction in order to resolve the conflict. If an early resolution of the conflict cannot be achieved, the issue will first be taken to the Forum for review and direction.

Policy 8.3.2 Should the Forum not resolve the conflict, the City shall use the Treasure Coast Regional Planning Council’s dispute resolution process to mediate the resolution of conflicts with other local governments and regional agencies. The City may use

alternative procedures whenever appropriate for the matter of imminent dispute, including agreements authorized by Section 163.3177, F.S., or other non-judicial approaches.

Objective 8.4 The City will continue to coordinate the annexation of enclaves, pockets and other contiguous properties with Palm Beach County, contiguous municipalities and any affected agencies.

~~Measurability: Number of annexations coordinated.~~

Policy 8.4.1 The City shall coordinate with Palm Beach County regarding the prevention of enclaves, pockets, or other undesirable land configurations adjacent to, or in the proximity to, corporate limits, prior to annexation of any parcels into the City.

Policy 8.4.2 The City shall continue to promote annexation of land where service delivery systems in the Utility Service Area (Reserve Annexation Area) will be consistent with the boundaries of the corporate limits.

Policy 8.4.3 The City shall continue its present annexation policy to discourage urban sprawl by allowing controlled growth in a manner that discourages conflict with adjacent uses ensuring that the proper infrastructure is in place or concurrent with development.

Policy 8.4.4 The City shall participate in the efforts of Palm Beach County to monitor and coordinate annexation plans of the County's municipalities.

Policy 8.4.5 The City shall participate in cooperative mapping of proposed future annexation areas with adjacent jurisdictions.

Policy 8.4.6 The City shall continue to perform the proper notification of affected agencies concerning bordering unincorporated properties or future annexation land.

Objective 8.5 The City shall coordinate with adjacent local governments to establish joint planning areas in areas of mutual interest.

~~Measurability: Number of joint planning areas established.~~

Policy 8.5.1 The City shall pursue interlocal agreements with local governments that have identified or adopted future land use designations for adjacent unincorporated areas. These agreements would establish "joint planning areas" pursuant to Chapter 163.3171, F.S.

- Policy 8.5.2 The City shall encourage joint planning agreements that include, but are not limited to, the following:
- cooperative planning and review of land development activities within areas covered by the agreement;
 - specification of service delivery;
 - funding and cost-sharing issues within joint planning areas; and
 - enforcement/ implementation.

Transportation Element

Objective 8.6 The City shall continue to coordinate transportation planning with the ~~Palm Beach Transportation Planning Agency~~ Palm Beach Metropolitan Planning Organization (MPO), Palm Beach County, South Florida Regional Transportation Authority, and the Florida Department of Transportation.

~~Measurability: Monitoring of attendance at meetings of the agencies:~~

- Policy 8.6.1 The City shall continue to participate in the ~~Palm Beach Transportation Planning Agency's~~ Palm Beach Metropolitan Planning Organization (MPO) long range planning process and utilize the resulting plans to update the City's Transportation Element as appropriate.
- Policy 8.6.2 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, while recognizing that much of the City has transitioned to a mobility fee system in lieu of traditional road impact fees, except where reasonable exceptions have been approved in accordance with that ordinance.
- Policy 8.6.3 The City shall continue to participate in the ~~Palm Beach Transportation Planning Agency's~~ Palm Beach Metropolitan Planning Organization (MPO) Technical Advisory Committee.
- Policy 8.6.4 The City shall continue to maintain active and positive relationships with the Florida Department of Transportation, Palm Beach County, adjacent municipalities, and relevant public and private entities in order to support and engage in cooperative funding for transportation improvements.
- Policy 8.6.5 The City shall continue to coordinate with Palm Tran in providing efficient public transit services.

Policy 8.6.6 The City shall continue to coordinate with the South Florida Regional Transportation Authority, Palm Beach Transportation Planning Agency, Florida Department of Transportation, Treasure Coast Regional Planning Council, and other transportation stakeholder agencies to help establish passenger rail service on the FEC Rail Corridor, with a new passenger rail station in the City's CRA.

~~Policy 8.6.7 The City shall coordinate with the South Florida Regional Transportation Authority to support and facilitate future transit-oriented development (TOD) at the Boynton Beach Tri-Rail Station, including planning, infrastructure coordination, and implementation strategies that promote transit accessibility and sustainable growth.~~

Utilities Element

Objective 8.7 Under the auspices of the interlocal agreement, the City of Boynton Beach will continue to provide adequate treatment and disposal of wastewater through the facilities at the South Central Regional Wastewater Treatment and Disposal Facilities.

~~Measurability: Continuing participation in the interlocal agreement.~~

Policy 8.7.1 The City will continue to coordinate with the South Central Regional Wastewater Treatment and Disposal Board for wastewater treatment, disposal and reuse water services.

Objective 8.8 The City will continue to coordinate with the Lake Worth Drainage District, the South Florida Water Management District, Palm Beach County, and any other agencies, as may be appropriate, on stormwater planning and management issues.

~~Measurability: Ongoing coordination with the entities and agencies.~~

Policy 8.8.1 The City shall coordinate with the Florida Department of Environmental Protection, the South Florida Water Management District, Palm Beach County Department of Environmental Resources Management, and other affected parties in meeting the requirements of the Florida Total maximum Daily Load Program for the Lake Worth Lagoon.

Policy 8.8.2 The City shall continue to coordinate with the Northern Palm Beach County Improvement District on meeting the requirements of the NPDES permit.

Policy 8.8.3 The City shall continue coordination with the South Florida Water Management District and the Lake Worth Drainage District in meeting water quality criteria for drainage discharge.

Objective 8.9 The City shall coordinate the development and updating of its "10-Year Water Supply Facilities Work Plan" with the South Florida Water Management District.

Measurability: Approval of the initial work plan and subsequent required revisions.

Policy 8.9.1 The City shall coordinate with the South Florida Water Management District to ensure that the City's "10-Year Water Supply Facilities Work Plan" is consistent with, and updated within 18 months of, the District's "Lower East Coast Regional Water Supply Plan".

Objective 8.10 The City shall continue cooperative efforts to protect aquifer recharge areas.

~~*Measurability: Ongoing enforcement of the Wellfield Protection Ordinance.*~~

Policy 8.10.1 The City shall continue to cooperate with Palm Beach County to enforce the Wellfield Protection Ordinance.

Policy 8.10.2 Boynton Beach shall continue to cooperate with other appropriate local governments to protect areas with the greatest recharge potentials that extend beyond the City limits.

Objective 8.11 The City shall continue to establish and maintain agreements for provision of water and sewer services with adjacent municipalities and Palm Beach County. The City shall continue to establish and maintain interlocal agreements with neighboring governments that will encourage the provision of orderly and efficient water and sewer services in the service area.

~~*Measurability: Number of Interlocal Agreements maintained.*~~

Policy 8.11.1 The City shall continue to utilize interlocal agreements and service agreements with adjacent governments for the provision of water and sewer services on an on-going basis.

Policy 8.11.2 The City shall, as a part of interlocal agreements, continue to coordinate population projections and future annexation areas with utility-user adjacent local governments through the following actions:

- An ongoing Development-and Utilities department review, through the IPARC notification system, of all future land use

amendments to properties located within the City's service/future annexation area;

- Once-a-year written notification system, requiring all City's utility user local governments to provide the City with (i) major redevelopment plans affecting the service/future annexation area; and (ii) population projections if different from those provided by the county; and
- Once-a-year written notification system, requesting Palm Beach County to provide current population projections and providing the County with all changes to the City-generated population projection numbers.

Policy 8.11.3 The City shall coordinate its level of service for potable water with all its utility-user adjacent local governments, in particular:

- The City will annually contact its utility user local governments to provide them with information on any changes regarding current LOS standards or any changes of future LOS standards to be included in their respective Comprehensive Plan Amendments and the renewal of local service agreements; and;
- The City will also provide said local governments with an implementation schedule of the potable water conservation measures, including reuse.

Policy 8.11.4 The City shall provide its utility-user adjacent local governments with a copy of its annual update of the Capital Improvements Schedule for all capacity-related water supply facility projects to be included in the respective updates of their CIS.

Policy 8.11.5 The City shall continue to utilize interlocal agreements with adjacent local governments for the provision of water and sewer services in emergency situations.

Objective 8.12 The City shall continue to coordinate with the Palm Beach County Solid Waste Authority to ensure that the Authority's levels of service for solid waste disposal are not exceeded.

~~Measurability: Maintenance of a level of service standard that is equal to or less than the County's level of service.~~

Policy 8.12.1 At a minimum, the City of Boynton Beach shall continue to maintain a solid waste generation level of service that is both

economically feasible, and consistent with those of Palm Beach County and will accommodate the future needs of the City.

Policy 8.12.2 The City shall continue to provide a solid waste collection and delivery system that is consistent with policies of the Solid Waste Authority.

Conservation Element

Objective 8.13 The City shall maintain avenues of coordination with those agencies, departments and entities that assist in the development and maintenance of a high quality natural environment based on the preservation, improvement and wise management of local existing natural resources.

~~Measurability: Number of interlocal agreements maintained.~~

Policy 8.13.1 The City shall continue to support the water quality regulatory programs of the State of Florida, Palm Beach County and the South Florida Water Management District.

Policy 8.13.2 The City shall support and monitor the progress of the Lake Worth Lagoon Management Plan, and implement the modification of plan policies in accordance with relevant study findings related to manatee protection.

Policy 8.13.3 The City shall require continued consistency of all City policies and actions with the Lake Worth Lagoon Management Plan and require policies which may further the plan.

Policy 8.13.4 The City shall continue its current program for participation in the Water Resource Conservation Subcommittee of the Palm Beach County Water Management Advisory Board.

Policy 8.13.5 The City shall continue to coordinate with the Palm Beach County Department of Environmental Resources Management to ensure that the Seacrest Scrub and Rosemary Scrub areas are maintained as a valuable asset to the community.

Policy 8.13.6 The City shall support the implementation of the Palm Beach County Manatee Protection Plan, and coordinate with the County on all issues regarding compliance with the MPP’s Boat Facility Siting Plan.

Recreation and Open Space Element

Objective 8.14 The City shall continue to coordinate with County, State and local entities and agencies to maximize recreational opportunities for the citizens of Boynton Beach.

~~Measurability: Number of coordination mechanisms created and maintained in accordance with the objective.~~

Policy 8.14.1 The City shall coordinate with the Florida Trail Association, the Rails to Trails Conservancy, the Florida Department of Environmental Protection Office of Greenways and Trails and other organizations involved in the acquisition and development of trail systems within Palm Beach County.

Policy 8.14.2 The City shall work in conjunction with the State of Florida, the South Florida Water Management District, the Nature Conservancy, the Trust for Public Lands, and other appropriate agencies involved in conservation lands to create a citywide open space system and a greenways/trails/blueways system.

Housing Element

Objective 8.15 The City shall continue to coordinate with Federal, State and local departments and agencies in order to implement a series of housing programs aimed at providing adequate housing and housing sites for very low-, low- and moderate- income persons to meet their housing needs.

~~Measurability: Number of housing units and sites provided through the programs.~~

Policy 8.15.1 The City shall implement the Local Housing Assistance Plan through State's Housing Incentive Partnership funding which provides incentives to the private sector in the construction of affordable dwelling units.

Coastal Management Element

Objective 8.16 The City shall continue to enforce all applicable local, state, and federal coastal environmental regulations while providing for the development of remaining vacant waterfront residential properties.

~~Measurability: Number of special permits issued for waterfront residential development.~~

Policy 8.16.1 The City shall continue to participate in and, where appropriate, locally enforce all existing coastal regulatory activities of the Environmental Protection Agency, the Florida Department of Transportation, the Department of Environmental Protection, South Florida Water Management District, Palm Beach County Environmental Resource Management, & Palm Beach County Health Department.

- Policy 8.16.2 The City shall coordinate with the Florida Department of Environmental Protection, the South Florida Water Management District, Palm Beach County Department of Environmental Resources Management, and other affected parties in meeting the requirements of the Florida Total maximum Daily Load Program for the Lake Worth Lagoon.
- Policy 8.16.3 The City shall continue to coordinate with the Coastal Council and other agencies to identify County, State and Federal grants available for establishing a local dune protection program.
- Policy 8.16.4 The City shall continue to provide for the local implementation of the County Emergency Preparedness Plan with respect to residential notification, evacuation and City management practices, with particular emphasis towards the City's multi-family and mobile home areas through an interlocal agreement, and to encourage public participation in the planning process.
- Policy 8.16.4~~5~~ The City shall continue to support and provide input to the County database regarding emergency preparedness targeting resident groups, and to seek cooperation and assistance in updating procedures contingent upon population growth in the coastal area, and when possible, request public input in the planning process.

Public School Coordinated Planning

Objective 8.17 The City shall maintain a cooperative relationship with the Palm Beach County School District to coordinate land use planning with development of public school facilities.

~~Measurability: Number of applications for SCAD processed.~~

- Policy 8.17.1 The City shall abide by the “Interlocal Agreement between the School Board of Palm Beach County, Palm Beach County and Municipalities of Palm Beach County for Coordinated Planning” (the 2016 Interlocal Agreement) which was approved by the City Commission on February 24, 2016, consistent with ~~ss.163.3177(6)(h)1. and 2. F.S. and 163.3180 F.S.~~
- Policy 8.17.2 The City, in coordination with the School District, the County and other local governments, shall annually adopt the updated School District of Palm Beach County Five-Year Capital Improvement Schedule into its Comprehensive Plan’s Capital Improvements Schedule.

Policy 8.17.3 The City shall provide the School District with periodic information on development and redevelopment projections and approvals needed to maintain school capacity adequacy, including information required for the School District to establish:

1. School siting criteria
2. School District’s capital facilities program, and
3. School utilization

Policy 8.17.4 The City shall provide the School District with its Comprehensive Plan to facilitate development of school enrollment projections and shall annually update this information. The City shall coordinate its Comprehensive Plan and the Future Land Use Map with the School District’s long range facilities maps to ensure consistency and compatibility with the provisions of this Element. The City shall provide the School District, based on the schedules outlined in the 2016 Interlocal Agreement, with information generated from the City’s development and approvals, including but not limited to:

1. Certificates of Occupancy issued for new residential units.
2. Adopted future land use amendments and development orders, including amendments to development orders.
3. Projections for development and redevelopment for the coming year.

Policy 8.17.5 The City shall provide opportunity for the School District to comment on comprehensive plan amendments, development orders, and other land use decisions which may have impact on the public schools facilities plan. The City shall incorporate letters from the school district identifying school capacity availability into City project staff reports presented to the City Commission. The City may incorporate conditions of approval into ordinances or resolutions to mitigate development impacts at the request of the School District as the City deems appropriate.

Policy 8.17.6 The City shall coordinate with local governments and the School District on emergency preparedness issues which may include consideration of:

1. Design and/or retrofit of public schools as emergency shelters;

2. Enhancing public awareness of evacuation zones, shelter locations, and evacuation routes;
3. Designation of sites other than public schools as long term shelters, to allow schools to resume normal operations following emergency events

Objective 8.18 The City shall establish a process of coordination and collaboration with the School District in the planning and siting of public school facilities.

Policy 8.18.1 The City 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 8.18.2 Upon the receipt of notice from the School District of its intent to acquire or lease a property for a school site, the City shall review and provide a determination of consistency with the future land use designation, zoning district and the City's Comprehensive Plan. The City's comments may address the availability of necessary and planned infrastructure and the co-location of the proposed school facility with other public facilities such as parks, libraries and community centers.

Policy 8.18.3 The City abides by the school siting development review procedures outlined in the "Interlocal Agreement between the School Board of Palm Beach County, Palm Beach County and Municipalities of Palm Beach County for Coordinated Planning."

Policy 8.18.4 Educational facilities shall not be located on sites which involve significant impact on environmental conditions or historical resources if the impacts on these conditions or resources cannot be appropriately mitigated.

Policy 8.18.5 Proposed school site locations 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 8.18.6 Proposed school site locations shall comply with the provisions of the Coastal Management Element of the Comprehensive Plan, if applicable to the site.

Policy 8.18.7 The City shall encourage the location of schools proximate to urban residential areas or other appropriate existing and future land uses by:

1. Assisting the School District in identifying funding and/or construction opportunities (including developer participation or City capital budget expenditures) for sidewalks, traffic signalization, access, water, sewer, drainage and other infrastructure improvements;
2. Providing for the review for all school sites as indicated in Policy 8.18.1 above; and
3. Considering elementary intermediate and secondary school uses as an allowable use in most future land use designations and zoning districts.

Policy 8.18.8 The City 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 8.19 The City shall establish a joint process of coordination and collaboration with Palm Beach County and the School District in the planning on population projections.

Policy 8.19.1 The City commits to working with the School District and Palm Beach County to improve the population allocation methodology and enhance coordination with the plans of the School District and local governments. Population and student enrollment projections shall be revised annually to ensure that new residential development and redevelopment information provided by the municipalities and the County as well as changing demographic conditions are reflected in the updated projections.

Preservation of Historic and Cultural Resources

Objective 8.20 The City shall continue to coordinate with those agencies, departments, and entities that assist in the preservation of historic and cultural resources.

~~Measurability: Number of interlocal agreements maintained and created.~~

Policy 8.240.1 The City shall continue to meet the requirements of the Certified Local Government program as detailed in the Certified Local Government Agreement with the State of Florida, Department of State, Division of Historical Resources.

- Policy 8.220.2 The City shall continue to meet the requirements of the Historic Tax Exemption Program as detailed in the interlocal agreement with the Board of County Commissioners of Palm Beach County.
- Policy 8.320.3 The City shall continue to establish and maintain links with national, state, and local preservation and educational organizations.



CAPITAL IMPROVEMENT

GOALS, OBJECTIVES, & POLICIES

City of Boynton Beach Capital Improvements Element Goals, Objectives, and Policies

Goal 9. ~~*The City shall provide adequate public facilities to meet existing needs and accommodate future growth consistently with objectives and policies of all elements of this Plan through a comprehensive cost-effective funding strategy. The City shall provide, maintain, and improve public facilities and infrastructure through a fiscally responsible, long range capital planning program based on a 20-year planning horizon. Capital investments shall support existing needs, guide future growth, and prioritize the renewal, replacement, and modernization of public assets.*~~

Objective 9.1 ~~*The City shall provide, or arrange for others to provide, capital improvements necessary to correct deficiencies in existing public facilities, to serve projected future growth and to replace obsolete and worn-out facilities, in accordance with an adopted Capital Improvements Schedule. The City shall provide and maintain capital improvements necessary to preserve existing public assets, correct deficiencies, support projected future growth, and replace obsolete or worn out assets, consistent with the adopted Capital Improvements Schedule.*~~

Policy 9.1.1 ~~*The Capital Improvements Schedule shall include facilities that promote public health and safety and all facilities for which the Level of Service Standard has been adopted: Roads, Potable Water, Wastewater, Stormwater, Solid Waste Collection, and Parks and Recreation. The Capital Improvement Schedule may also include other facilities that enhance the quality of life for City's residents. The Capital Improvements Schedule shall include capital projects necessary to support adopted Levels of Service for applicable public assets, as well as renewal, replacement, rehabilitation, and lifecycle reinvestment projects required to maintain the condition and functionality of existing infrastructure. Levels of Service apply only to capacity-related improvements or when an LOS controlled asset has an*~~

identified deficiency; routine lifecycle projects do not require LOS justification.

Policy 9.1.2 ~~Beginning in 2007, the City shall include in the Capital Improvements Schedule a five year financially feasible public school facilities program established in conjunction with the Palm Beach County School District. Capital projects included in the City's Capital Improvement Program shall have a total cost exceeding \$15,000 and a useful life greater than one year, consistent with Administrative Policy 09.04.01. Eligible improvements may include infrastructure, public facilities, major equipment, technology systems, or significant renewal and replacement needs.~~

Policy 9.1.3 ~~The Capital Improvement Schedule shall be organized by the following broad priorities: issues related to public health and safety shall receive first priority, issues related to providing the adopted Level of Service shall receive second priority, and all other additional issues shall be addressed as needed to maintain operational efficiency in the City. The City shall organize capital needs into near-term projects within the first five years and long term needs extending through the 20 year planning horizon. Near term projects shall include detailed cost estimates and scopes consistent with Commission authorization. Long term needs shall identify anticipated renewal, replacement, modernization, and strategic improvements to support long range financial planning and provide flexibility to advance or defer projects as conditions warrant.~~

Policy 9.1.4 ~~By 2008, the City shall establish specific priority criteria for reviewing capital improvements projects. The criteria will reflect cost feasibility and effectiveness, relative magnitude and term of need, intergovernmental commitments, the ability to take advantage of other jurisdictional capital improvements, and overall budget impacts. Project evaluation may also involve additional criteria that are unique to each type of public facility, as described in other elements of this Comprehensive Plan. The City shall prioritize capital improvements that address public health and safety, maintain or restore adopted Levels of Service, correct known deficiencies, reduce asset risk, and preserve the condition and functionality of existing infrastructure. All capital projects shall be located, designed, and programmed in a manner consistent with the~~

Comprehensive Plan, including the Future Land Use Element, Level of Service requirements, and fiscal priorities.

Policy 9.1.5 ~~The Capital Improvements Schedule shall implement fiscal policies to direct expenditures for capital improvements that recognize the policies of the other comprehensive plan elements. A Capital Improvement Program Committee, consisting of all Department Directors, the Assistant City Manager, and the City Manager, shall guide the development, review, and prioritization of the Capital Improvement Program. The Committee shall evaluate proposed projects, review modifications to existing projects, and provide recommendations to the City Manager in accordance with Administrative Policy 09.04.01.~~

Policy 9.1.6 ~~Public facilities projects listed in the Capital Improvements Schedule shall maintain adopted Levels of Service standards for existing and future development in a manner and location consistent with the Future Land Use Element of this Comprehensive Plan. A Capital Improvement Program Committee, consisting of all Department Directors, the Assistant City Manager, and the City Manager, shall guide the development, review, and prioritization of the Capital Improvement Program. The Committee shall evaluate proposed projects, review modifications to existing projects, and provide recommendations to the City Manager in accordance with Administrative Policy 09.04.01.~~

Policy 9.1.7 ~~The City shall continue to recognize that capital expenditures necessary for renewal, replacement or improvement of existing facilities take precedent over expansion or anticipated future facility needs. Capital improvement projects shall be evaluated using a consistent set of criteria that considers cost effectiveness, asset condition, criticality, risk of failure, intergovernmental coordination opportunities, timing with other jurisdictional projects, and overall budget impacts. Additional criteria may be applied for specific asset types as provided in the Comprehensive Plan or through the City's asset management practices.~~

Policy 9.1.8 ~~The City shall continue to enforce policies of Objective 7.4, contained in the Coastal Management Element that limits public expenditure enabling or subsidizing development and redevelopment at increased density in the Coastal High Hazard Area. In addition to the criteria established in Policy 9.1.6, the~~

City shall consider alternatives to the proposed project, the anticipated useful life of the improvement, the availability of funding, and whether the project is required to comply with regulatory mandates or City Commission direction, consistent with Administrative Policy 09.04.01.

Policy 9.1.9 The City shall monitor and evaluate the Capital Improvements Element on an annual basis and reaffirm the City's Capital Improvement Schedule in conjunction with annual budget deliberations and adoption. Updated Capital Improvement Element with Capital Improvement Schedule shall be transmitted to the Department of Community Affairs no later than December 1st of each year. The City recognizes that existing public assets require ongoing renewal, replacement, maintenance, and lifecycle investment. Capital improvements to existing assets shall evaluate whether modification, enhancement, or removal of an asset would better serve the community than maintaining it in its current form.

Policy 9.1.10 The City shall annually review and update the Capital Improvements Schedule as part of the budget adoption process to ensure continued financial feasibility, support adopted Levels of Service where applicable, and maintain consistency with the Comprehensive Plan and the requirements of Chapter 163, Florida Statutes.

Policy 9.1.11 The City shall annually review and update the Capital Improvements Schedule as part of the budget adoption process to ensure continued financial feasibility, support adopted Levels of Service where applicable, and maintain consistency with the Comprehensive Plan and the requirements of Chapter 163, Florida Statutes.

Policy 9.1.12 The City shall coordinate with the School District of Palm Beach County on matters related to public school facility planning, consistent with the adopted Interlocal Agreement and the requirements of Chapter 163, Florida Statutes. Public school facilities are planned, funded, and constructed by the School District and are not included in the City's Capital Improvements Schedule. The City's role is limited to providing growth and development information, reviewing proposed school plans, and coordinating land use decisions that may affect school capacity.

Objective 9.2 ~~The City shall continue to require that development and redevelopment proposals be approved conditioned upon existing service availability or the scheduled provision of additional services at the adopted level of service standards and meet existing and future facility needs. The City shall ensure that development and redevelopment occur in a manner supported by adequate public assets. Capacity for required public assets shall be available, or scheduled to be available, consistent with adopted Level of Service standards and the City's concurrency management practices, applied in a manner consistent with Chapter 163, Florida Statutes, recognizing the optional nature of concurrency for certain asset types.~~

Policy 9.2.1 ~~The City shall enforce the Concurrency Management System as set forth in the City's Land Development Regulations, to ensure that public facilities and services needed to maintain adopted Levels of Service standards are available concurrent with the impacts of development. Prior to the issuance of a development order or a building permit, the concurrency review shall establish the following:~~

- ~~▪ Finding on the impacts created by the proposed development;~~
- ~~▪ Finding as to whether the public facilities covered under the Concurrency Management System will be available concurrent with the impacts of new development at the adopted Level of Service;~~
- ~~▪ Finding of facility(s) improvements or additions that are required to ensure the finding of concurrency; and~~
- ~~▪ Finding of the entity responsible for the implementation of all required facility(s) improvements or additions.~~

The City shall ensure that development and redevelopment occur in a manner supported by adequate public assets. Capacity for required public assets shall be available, or scheduled to be available, consistent with adopted Level of Service standards and the City's concurrency management practices, applied in a manner consistent with Chapter 163, Florida Statutes, recognizing the optional nature of concurrency for certain asset types.

Policy 9.2.2

The ~~Concurrency Management system requirements will be satisfied if, at the time development order or permit is issued, one or more of the following conditions are met:~~

~~For potable water, wastewater, stormwater and solid waste:~~

- ~~▪ A development permit is issued subject to the condition that, at the time of issuance of certificate of occupancy, the necessary facilities and services will be in place; or~~
- ~~▪ The necessary facilities and services are guaranteed in an enforceable development agreement to be in place to serve the new development at the time of issuance of the certificate of occupancy. The development agreement may include, but is not limited to, development agreements pursuant to section 163.3220, F.S., or an agreement or development order issued pursuant to Chapter 380, F.S.~~

~~For parks and recreation:~~

- ~~▪ The necessary facilities and services are in place or are under construction at the time a development permit is issued; or~~
- ~~▪ A development permit is issued subject to the condition that the necessary facilities and services are to be in place or under construction not more than one year after issuance of certificate of occupancy; or~~
- ~~▪ A development permit is issued subject to the condition that, at the time of issuance of certificate of occupancy, funds in the amount of developer's share are committed; or~~
- ~~▪ At the time the development permit is issued, the necessary facilities and services are the subject of a binding executed agreement which provides for the commencement of the actual construction of the required facilities or the provision of services within one year of the issuance of a certificate of occupancy; or~~
- ~~▪ The necessary facilities and services to serve new development are guaranteed in an enforceable development agreement to be in place or under construction not more than one year after issuance of certificate of occupancy. An enforceable development agreement may include, but is not limited to, development agreements pursuant to section 163.3220, F.S., or an agreement or development order issued pursuant to Chapter 380, F.S.~~

~~For roadway facilities:~~

- ~~▪ The necessary facilities and services are in place or under construction at the time a development permit is issued; or~~
- ~~▪ A development permit is issued subject to the condition that the necessary facilities and services are to be in place or under construction not more than three years after issuance of certificate of occupancy; or~~
- ~~▪ At the time the development permit is issued, the necessary facilities and services are the subject of a binding executed contract that provides for the commencement of the actual construction of the required facilities or the provision of services no more than three years after the issuance of a certificate of occupancy.~~
- ~~▪ The necessary facilities and services to serve new development are guaranteed in an enforceable development agreement to be in place or under construction not more than three years after issuance of the certificate of occupancy. An enforceable development agreement may include, but is not limited to, development agreements pursuant to section 163.3220, F.S., or an agreement or development order issued pursuant to Chapter 380, F.S.~~
- ~~▪ A proposed development may be deemed to have a de minimis impact and not be subject to the concurrency requirements.~~

The City shall maintain adopted Levels of Service for applicable public assets, including potable water, wastewater, stormwater, solid waste, and parks and recreation. LOS applies only to capacity related improvements or when a deficiency is identified; routine renewal, replacement, and like kind reinvestment projects shall rely on asset management practices. The Capital Improvements Program shall reflect cumulative impacts of development and include capacity projects necessary to maintain LOS compliance.

Policy 9.2.3

~~The availability of public facilities shall be determined and measured for the required public facility types using the following Level of Service (LOS) standards:~~

- ~~▪ for sanitary sewer - 100 gallons per capita per day for the maximum month average daily flow for peak population~~
- ~~▪ for potable water supply and treatment - 200 gallons MDF per capita of peak population~~
- ~~▪ for solid waste - 7.2 pounds per capita per day with bi-weekly pickup~~

- for drainage – design for a 3-year storm for the duration of the time of concentration of the watershed
- for drainage – floor elevation above 100 year storm (a minimum of six inches above the crown of any abutting road)
- for parks: 2.5 acres of developed parkland per 1000 population

The City shall provide a motor vehicle transportation network based on the following minimum level of service standards, except within the transportation concurrency exception area (TCEA) and designated constrained roadways at a lower level of service (CRALLS):

- Level of Service "D" or better for peak hour conditions on all unspecified City local and collector highway facilities.
- Level of Service "D" for peak season peak hour conditions on all unspecified arterial facilities.
- Level of Service "D" for I-95 through the City, Boynton Beach Boulevard from Old Boynton Road to I-95, NW 22nd Avenue between Congress Avenue and I-95, Congress Avenue between Boynton Beach Boulevard and NW 22nd Avenue and Boynton Beach Boulevard east of I-95.
- Level of Service "Maintain" for all facilities that have been identified as Backlogged and Constrained (where Level of Service standards have been exceeded), except within TCEA and CRALLS.

All proposed new or modified capital projects shall include administrative documentation consistent with Administrative Policy 09.04.01, including a Statement of Need and a Capital Project Information and Financial Plan.

Policy 9.2.4

The advisory Levels of Service standards have been established for recreation facilities. The following standards are not part of the concurrency evaluation but the City shall considered them as guidelines in the capital improvement project review:

- Baseball/Soft. Youth - 1 per 15,000 persons;
- Baseball, Reg- 1 per 25,000 persons;
- Basketball Courts - 1 per 4,000 persons;
- Community Centers - 1 per 25,000 persons;
- Fitness Trails - 1/30,000
- Football/Soccer Fields - 1 per 40,000 persons;
- Handball/Racq. Courts - 1 per 10,000 persons;

Picnic Areas - 1 per 3,000 persons;
Playgrounds - 1 per 4,000 persons;
Multipurpose Fields - 1 per 10,000 persons;
Shuffleboard Courts - 1 per 5000 persons;
Swimming Pools - 1 per 40,000 persons;
Tennis Courts - 1 per 2,000 persons;
Bocce Court - 1 per 25,000 persons;
Volleyball Court - 1 per 15,000, and
Skate park - 1 per 65,000.

The City shall use its adopted Parks and Recreation Master Plan, including any associated service guidelines or facility standards, as advisory criteria for evaluating recreation related capital improvement needs. These guidelines are not part of concurrency determinations but may inform prioritization and programming within the Capital Improvements Program.

Policy 9.2.5 ~~For areas to be annexed that are platted, developed, under development, or have approved development plans in Palm Beach County, the level of service for parks at time of annexation shall be assumed to be that created by existing park facilities serving the area. When land is annexed or included within a redevelopment area, the City shall document existing conditions and capacity constraints and apply adopted Levels of Service to new development or redevelopment. Community Redevelopment Plans shall identify LOS related needs and potential funding sources for capacity improvements.~~

Policy 9.2.6 ~~All community redevelopment plans adopted by the City Commission shall include an evaluation of public facilities which serve the redevelopment area to determine whether the levels of service contained in the Plan are met, and to examine sources of funding for any necessary capital improvements related to these public facilities. The City shall coordinate capital improvement planning and project delivery with the regional, state, and federal agencies that manage transportation infrastructure, water management systems, stormwater networks, and navigable waterways when City projects occur within or adjacent to their jurisdiction, when responsibilities overlap, or when external projects may affect City owned public assets. These agencies include, but are not limited to, the Florida Department of Transportation, Palm Beach County, the Palm Beach Transportation Planning Organization, the South Florida Water Management District,~~

the Lake Worth Drainage District, the U.S. Army Corps of Engineers, and the Florida Inland Navigation District.

Policy 9.2.7 The City shall continue to coordinate capital improvement projects with plans of agencies that provide public facilities within the City as follows:

~~Waterways:~~

~~Boynton (C-16) Canal:~~

~~The findings and recommendations concerning the primary drainage facilities shall be coordinated with the South Florida Water Management District and Lake Worth Drainage District.~~

~~The City's stormwater planning shall be coordinated with the drainage studies that will be conducted by the Lake Worth Drainage District.~~

~~Intracoastal Waterway:~~

~~The design of public facilities that are over, adjacent to, or in the Lake Worth Lagoon or the Intracoastal Waterway shall comply with the requirements of the Inland Navigation District and the Army Corps of Engineers.~~

~~Roads:~~

~~The City shall coordinate major road improvements with Palm Beach County, Metropolitan Planning Organization and the Florida Department of Transportation, and lobby them to ensure funding and construction of needed improvements to state highways.~~

~~The Capital Improvement Schedule shall include all improvements made to state and county roadway facilities by the Florida Department of Transportation and Palm Beach County that are essential for maintaining the level of service on facilities within the City's boundaries.~~

The requirements of this Plan shall not be applied in a manner that impairs legally established vested rights. Development or portions of development that have vested rights under Florida law shall be recognized and allowed to proceed consistent with the extent of such rights.

Policy 9.2.8 ~~The City has incorporated the impacts of development orders issued prior to adoption of this Plan in the Level of Service standards for all facilities for which such standards have been~~

~~adopted. Therefore, the Capital Improvement Schedule identifies the projects necessary to maintain the adopted level of service standards; this ensures the availability of public services for previously issued development orders.~~

~~Policy 9.2.9 Notwithstanding the provisions of this Plan to the contrary, the requirements of this Plan shall be maintained so as to not apply in any manner to impair vested rights established pursuant to Florida Law, to the extent that any development, or portion thereof, is vested as against the requirements of this Plan.~~

Objective 9.3 ~~The City shall maintain a capital program that can be adequately accommodated by projected revenues or other financial resources. The City shall maintain a financially feasible Capital Improvements Program that aligns projected revenues, available financial resources, and funding strategies with near term capital projects and long term asset renewal and replacement needs.~~

~~Policy 9.3.1 Capital Improvements shall be financed, and debt shall be managed, as follows:~~

- ~~• Public facilities financed by enterprise funds (i.e. utilities - potable water, sanitary sewer, stormwater, solid waste, and golf course) shall be financed by:
 - ~~○ Debt to be repaid by user fees and charges for enterprise service; or~~
 - ~~○ Current assets (i.e., reserves, surpluses, and current revenue, including transfers); or~~
 - ~~○ A combination of debt and current assets.~~~~
- ~~• Public facilities that are financed by non-enterprise funds (i.e., roads, parks, library, fire service, police protection, and government buildings) shall be financed from current assets: revenue, equity and/or debt. Financing of specific capital projects shall depend on which asset, or group of assets, will be most cost effective, consistent with prudent asset and liability management, appropriate to the useful life of the project(s) to be financed, and make the most efficient use of the City's debt capacity.~~

Capital improvements shall be financed through a combination of legally available revenues, including enterprise fund sources, non enterprise fund sources, debt, impact fees, developer



contributions, grants, and other current assets. Financing decisions shall align funding sources with the useful life of the asset, support long term financial sustainability, and ensure that sufficient revenues are committed or reasonably anticipated for near term capital projects authorized by the City Commission.

Policy 9.3.2 ~~The Capital Improvement Schedule shall be financially feasible as defined in Section 163.3164, Florida Statutes. Specifically, the City shall ensure that sufficient revenues are currently available or will be available from committed funding sources for the first 3 years, or will be available from committed or planned funding sources for years 4 and 5, of a 5-year capital improvement schedule for financing capital improvements, such as ad valorem taxes, bonds, state and federal funds, tax revenues, impact fees, and developer contributions, which are adequate to fund the projected costs of the capital improvements identified in the comprehensive plan necessary to ensure that adopted level of service standards are achieved and maintained within the period covered by the 5-year schedule of capital improvements. Each capital project shall identify the anticipated impacts on the City's operating budget, including additional recurring costs or expected savings, as required by Administrative Policy 09.04.01.~~

Policy 9.3.3 ~~The City of Boynton Beach shall maintain a maximum cap for long-term general obligation debt, 10% of the total assessed value of both real and personal property within the City limits. This cap shall be adjusted annually to reflect the annual changes in the assessed value. There shall be no limitation on the use of revenue bonds as a percent of total debt service of the City. The City shall maintain a maximum cap on long term general obligation debt equal to ten percent of the total assessed value of real and personal property within the City limits. This cap shall be recalculated annually to reflect changes in assessed value. Revenue bonds shall not be subject to this limitation and may be issued in accordance with adopted financial policies and the City's overall debt management strategy.~~

Policy 9.3.3 Adjustments to existing capital improvement projects and the addition of new capital projects shall follow the approval thresholds established in Administrative Policy 09.04.01. All approved adjustments shall be reported to the City Commission as required.

Objective 9.4 ~~The City shall continue to provide that private developers participate on a proportionate share basis in any facility improvement costs necessary to maintain the adopted level of service standards specified in Policy 9.2.63 via capital facility charges, impact fees and any other legally available and appropriate methods. The City shall ensure that new development contributes its proportionate share toward the cost of public facilities and infrastructure needed to serve development demand. This shall be achieved through impact fees, capital facility charges, mobility fees, proportionate-share mitigation, and other legally available mechanisms that allocate the cost of growth in a fair and equitable manner.~~

Policy 9.4.1 ~~The existing and future development shall pay a proportionate cost of the capital improvement necessary to maintain the adopted level of service. Existing development's payment may take the form of user fees, special assessment and taxes. Future development's payment may take a form of, but not be limited to, impact fees, capital facility charges, dedications of land, provisions of public facilities, and voluntary contributions. The City shall require that new development contribute its proportionate share of the capital costs necessary to provide public facilities and infrastructure needed to serve development demand. Contributions may include impact fees, capital facility charges, mobility fees, land dedication, construction of public facilities, or other legally authorized mechanisms. Where adopted Levels of Service apply, proportionate share contributions or improvements may be used to ensure that adequate capacity is available to support new development.~~

Policy 9.4.2 ~~The City shall continue the implementation of the Park Impact Fee Program allowing for land dedication in-lieu of the fee payment, to ensure that new development pays a proportionate share of the costs of park capital facility capacity needed to address the demand for such facilities generated by new development. To implement Policy 9.4.1, the City shall maintain a coordinated set of fee and proportionate share programs to ensure that~~

development contributes its fair and equitable share toward system capacity. These programs shall be as follows:

- The City shall continue to implement its Park Impact Fee Program to support park and recreation facilities.
- The City shall continue to implement water, wastewater, and stormwater capital facility charges to ensure that utility system capacity is available to serve new development.
- The City shall continue to implement its Transportation Proportionate Fair Share Mitigation Program to address transportation related impacts, including private contributions, land dedication, or the construction of improvements, with a continued preference for actual construction.
- The City shall continue to implement its Mobility Fee Program to fund multimodal system capacity, including roadway, transit, bicycle, and pedestrian facilities, in accordance with adopted policies and applicable law.

~~Policy 9.4.3 — The City shall continue the implementation of the Water, Wastewater and Stormwater capital facility charges to ensure that new development pays a proportionate share of the costs of the water, wastewater and stormwater capital facility capacity needed to address the demand for such facilities generated by new development.~~

~~Policy 9.4.4 — The City shall continue to implement its Proportionate Fair-Share Mitigation of Transportation Impact Program to allow for proportionate share contributions from developers toward traffic concurrency requirements by contributing their share of the cost of improving the impacted transportation facility. Proportionate Fair-Share mitigation contribution may include private funds, contributions of land, and construction and contribution of facilities; the City shall continue its preference for the actual construction of facilities over contribution of funds.~~



ECONOMIC DEVELOPMENT

GOALS, OBJECTIVES, & POLICIES

Economic Development Element **Goals, Objectives and Policies**

Goal 10: **To promote a diversified, resilient, and sustainable local economy that supports job creation, encourages private investment, strengthens the City’s commercial tax base, while maintaining the character and quality of life of Boynton Beach for next 10-and 20-year planning horizons.**

Objective 10.1 **Foster a business-friendly environment; support entrepreneurship and small business development; enhance workforce readiness; and strengthen the economic vitality of its downtown, waterfront, and commercial corridors**

Policy 10.1.1 The City shall strengthen the City’s economic base by retaining existing businesses, assisting in their expansion, and attracting new investment to meet the employment needs of current and future residents.

Policy 10.1.1 The City shall provide information, outreach, and technical assistance to existing and prospective businesses to support business expansion and attraction.

Policy 10.1.2 The City shall continue to collaborate with regional economic development partners, including the Business Development Board of Palm Beach County, CareerSource Palm Beach County, educational institutions, and the BBCRA, to attract targeted industries.

Policy 10.1.3 The City shall encourage the growth of small, minority-owned, and locally owned businesses by facilitating access to capital, mentorship, and technical resources.

Objective 10.2 **Enhance workforce readiness by supporting education, skills training, and job-placement programs aligned with the City’s target industry sectors.**

Policy 10.2.1 The City shall collaborate with Palm Beach State College, Florida Atlantic University, CareerSource Palm Beach County, and other institutions to expand access to workforce training

programs in healthcare, skilled trades, technology, green jobs, and emerging industries.

Policy 10.2.2 The City shall encourage local employers to provide internships, apprenticeships, and on-the-job training opportunities for Boynton Beach residents.

Policy 10.2.3 The City shall support programs that promote career pathways for youth, returning workers, seniors, and underrepresented populations.

Policy 10.2.4 The City shall maintain data on workforce needs and skills gaps to inform targeted job training and recruitment programs.

Objective 10.3 Promote redevelopment and reinvestment in downtown, the waterfront, Congress Avenue, and other priority corridors to create vibrant, walkable, mixed-use economic centers.

Policy 10.3.1 The City shall continue to implement redevelopment strategies in partnership with the BBCRA to revitalize downtown, the waterfront, and other targeted districts.

Policy 10.3.2 The City shall encourage mixed-use development that integrates residential, commercial, cultural, and recreational uses to support live-work-play environments.

Policy 10.3.3 The City shall enhance public spaces, streetscapes, signage, lighting, and pedestrian connectivity in major commercial corridors to support economic activity.

Policy 10.3.4 The City shall promote arts, cultural programming, and public art installations as economic and placemaking catalysts.

Objective 10.4 Ensure that infrastructure, public services, and regulatory frameworks support economic development and facilitate predictable, efficient, and transparent development processes.



Policy 10.4.1 The City shall continuously improve permitting, zoning, and development review processes to enhance business and customer service.

Policy 10.4.2 The City shall coordinate economic development planning with capital improvements planning to ensure that infrastructure supports business needs and redevelopment goals.

Policy 10.4.3 The City shall encourage high-quality broadband, transportation mobility, utilities, and stormwater infrastructure improvements to support commercial and industrial development.

Policy 10.4.4 The City shall periodically review land development regulations to ensure they do not create unnecessary barriers to business formation or private investment.

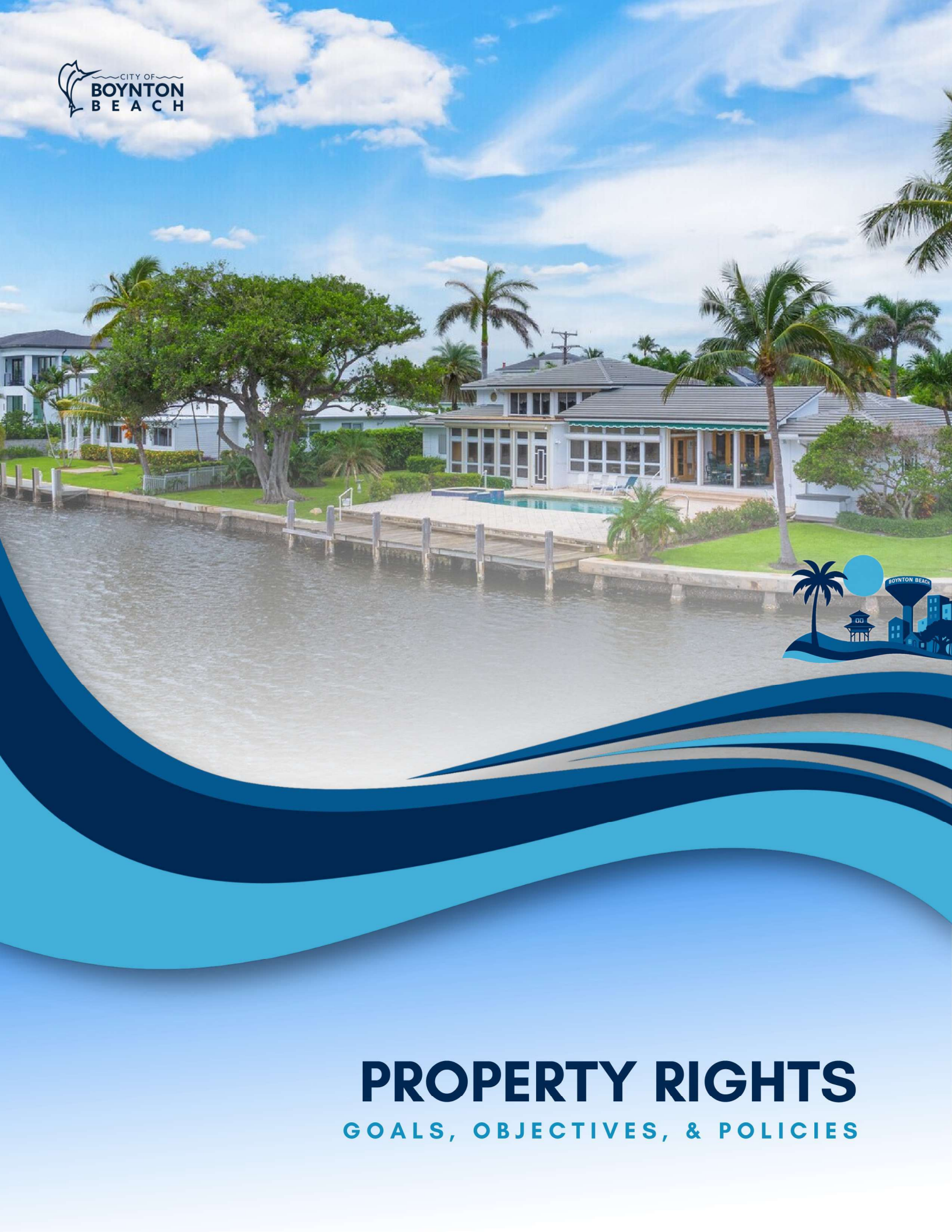
Objective 10.5 **Evaluate economic performance indicators and maintain a resilient economy capable of withstanding market fluctuations, natural hazards, and external economic shocks.**

Policy 10.5.1 The City shall maintain an annual economic indicators report, tracking employment, wages, business growth, vacancy rates, tax base diversification, and redevelopment activity.

Policy 10.5.2 The City shall identify and prioritize economic vulnerabilities and develop strategies to support business continuity and disaster recovery.

Policy 10.5.3 The City shall coordinate with regional and state partners to access programs and funding that strengthen economic resilience.

Policy 10.5.4 The City shall ensure that future amendments to the Comprehensive Plan and Land Development Regulations are evaluated for potential impacts on economic development.



PROPERTY RIGHTS

GOALS, OBJECTIVES, & POLICIES

~~City of Boynton Beach~~
Property Rights Element
Goals, Objectives and Policies

Goal 110: *To respect judicially acknowledged and constitutionally protected private property rights.*

Objective 110.1 **The City shall consider private property rights in local decision-making processes.**

Policy 110.1.1 Property owners shall have the right to physically possess and control their interests in the property, including easements, leases, or mineral rights.

Policy 110.1.2 Property owners shall have the right to use, maintain, develop, and improve their property for personal use or the use of any other person, subject to state law and local ordinances.

Policy 110.1.3 Property owners shall have the right to privacy and to exclude others from the property to protect the owner’s possessions and property.

Policy 110.1.4 Property owners shall have the right to dispose of their property through sale or gift.