

TREASURE COAST REGIONAL PLANNING COUNCIL

MEMORANDUM

To: Council Members AGENDA ITEM 7C5

From: Staff

Date: December 9, 2016 Council Meeting

Subject: Local Government Comprehensive Plan Review
Draft Amendment to the City of Boca Raton Comprehensive Plan
Amendment No. 16-2ESR

Introduction

The Community Planning Act, Chapter 163, *Florida Statutes*, requires that the regional planning council review local government comprehensive plan amendments prior to their adoption. The regional planning council review and comments are limited to adverse effects on regional resources or facilities identified in the strategic regional policy plan (SRPP) and extrajurisdictional impacts that would be inconsistent with the comprehensive plan of any affected local government within the region. Council must provide any comments to the local government within 30 days of the receipt of the proposed amendments and must also send a copy of any comments to the state land planning agency.

The amendment package from the City of Boca Raton contains a text amendment to the Future Land Use (FLU) Element of the comprehensive plan. This report includes a summary of the proposed amendment and Council comments.

Summary of Proposed Amendment

The proposed amendment revises Policy 1.1.5 of the FLU Element to allow a maximum intensity of 1.0 floor area ratio (FAR) and a ground floor building coverage not to exceed 50 percent of the gross land area of a parcel for self-storage facilities with interior storage unit access in the Commercial, General Industrial, Light Industrial, and Manufacturing FLU designations. The increase in FAR is from 0.78 for Commercial, 0.6 for Light Industrial, and 0.5 for General Industrial and Manufacturing. The purpose of the proposed amendment is to encourage the development of self-storage facilities with interior access to storage units, rather than self-storage facilities where the individual storage units are accessed from the exterior of the building.

The city staff report indicated the proposed amendment is based on a request by an applicant to develop a self-storage facility with interior access. The Planning and Zoning Board found the proposed ordinance to be consistent with the city's comprehensive plan and land development

regulations. However, the city's Development Services Department recommended denial of the proposed Ordinance, because the city staff indicated a potential increase in FAR/intensity for self-storage facilities is not necessary or warranted simply to allow one proposed project to proceed.

Regional Impacts

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

Extrajurisdictional Impacts

The proposed amendment package was provided to the Palm Beach County Intergovernmental Plan Amendment Review Committee Clearinghouse Coordinator on July 11, 2016. No extrajurisdictional impacts have been identified.

Conclusion

No adverse effects on regional resources or facilities and no extrajurisdictional impacts have been identified.

Recommendation

Council should approve this report and authorize its transmittal to the City of Boca Raton and the Florida Department of Economic Opportunity.

Attachment

List of Exhibits

Exhibit

- | | |
|---|----------------------|
| 1 | General Location Map |
| 2 | Ordinance No. 5368 |

Exhibit 1 General Location Map

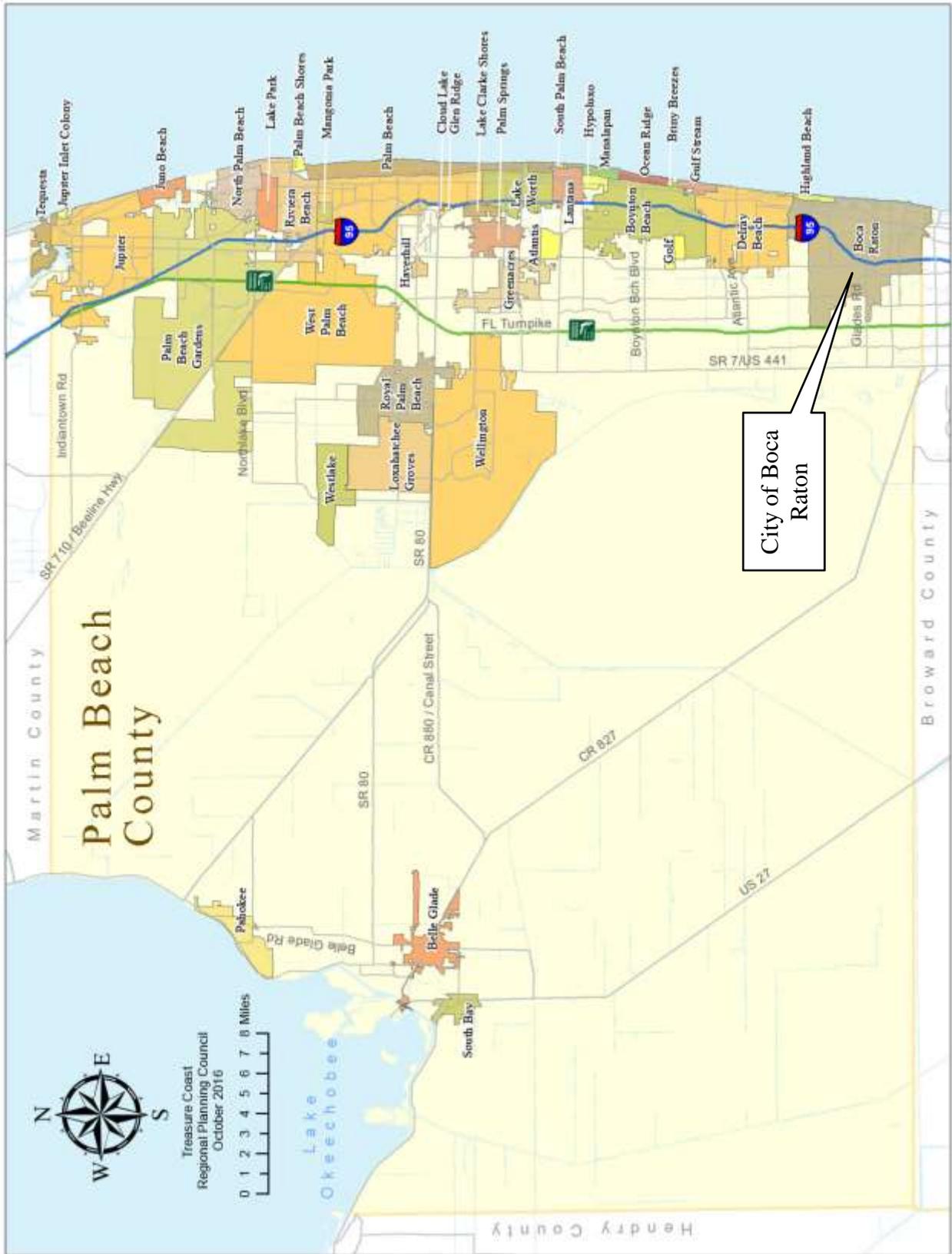


Exhibit 2
Ordinance No. 5368

On November 8, 2016, the City Council modified Ordinance No. 5368, Revisions provided by the City Council at the November 8, 2016 meeting are shown in double underline and shaded format.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23

5368

AN ORDINANCE OF THE CITY OF BOCA RATON RELATING TO THE FUTURE LAND USE ELEMENT OF THE CITY'S COMPREHENSIVE PLAN; AMENDING POLICY LU.1.1.5 TO INCREASE THE MAXIMUM INTENSITY (FLOOR AREA RATIO) IN THE COMMERCIAL, GENERAL INDUSTRIAL, LIGHT INDUSTRIAL, AND MANUFACTURING FUTURE LAND USE DESIGNATIONS FOR A SELF-STORAGE FACILITY (INTERIOR STORAGE UNIT ACCESS) WHERE PERMITTED IN CHAPTER 28 "ZONING", CODE OF ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEALER; PROVIDING AN EFFECTIVE DATE (SC-16-03/16-30000004)

1 WHEREAS, the City Council of the City of Boca Raton has adopted certain goals,
2 objectives, and policies in the City's Comprehensive Plan to protect and enhance the quality of
3 life of the City; and

4 WHEREAS, Policy LU.1.1.5 of the Future Land Use Element of the City's
5 Comprehensive Plan provides for maximum intensity (floor area ratio) regulations for
6 Commercial, General Industrial, Light Industrial, and Manufacturing Future Land Use Map
7 designations; and

8 WHEREAS, a City Council Workshop was held relating to the proposed amendment
9 to the Comprehensive Plan on January 25, 2016; and

10 WHEREAS, the City Council recognizes that traditional self-storage facilities where
11 individual storage units are accessed from the exterior of the building through garage type doors
12 are aesthetically unattractive and that interior access only to self storage units substantial
13 mitigates the negative aspects of self storage facilities; and

14 WHEREAS, the City Council desires to encourage the development of self-storage
15 facilities with interior access to storage units from interior spaces through an amendment to the
16 City's Comprehensive Plan to establish a policy related to maximum permitted floor area for
17 self-storage facilities to allow a floor area ratio of 1.0, provided that the storage units in the self-
18 storage facility are accessible only from interior corridors; and

19 WHEREAS, an application to amend Policy LU. 1.1.5 of the Future Land Use
20 Element of the Comprehensive Plan (SC-16-03/16-30000004) has been filed by Clark
21 Stephens, Esq. of Gray Robinson, P.A., authorized agent for 20th Street Storage, LLC
22 ("Petitioner"), to increase the maximum intensities (floor area ratio) to 1.0, in the Commercial,
23 General Industrial, Light Industrial, and Manufacturing Future Land Use designations, for a self-
24 storage facility (interior storage unit access) where permitted in Chapter 28 "Zoning", Code of
25 Ordinances ("Petition"); and

26 WHEREAS, the Planning and Zoning Board, after notice and public hearing, has

1 considered the Petition to amend the Future Land Use Element of the Comprehensive Plan, and
2 has submitted its recommendation to the City Council; and

3 WHEREAS, the Acting Director of Development Services has submitted his
4 recommendation on the Petition to amend the Future Land Use Element of the Comprehensive
5 Plan; and

6 WHEREAS, the notice and hearing requirements for a Comprehensive Plan
7 amendment, as set forth in the Code of Ordinances and Florida Statutes, have been satisfied;
8 now therefore

9

10 THE CITY OF BOCA RATON HEREBY ORDAINS:

11

12 Section 1. The Future Land Use Element of the Comprehensive Plan is hereby
13 amended as follows:

14 POLICY LU.1.1.5 Unless otherwise specified, the City shall continue to enforce
15 intensity regulations for commercial and industrial uses, whose intensities shall not exceed:

16

17 Designated Land Use

Maximum Intensity

18 C Commercial

0.78 Floor Area Ratio or 75 Beds per Acre for
19 convalescent homes, nursing homes, interim care facilities,
20 adult living facilities, hospitals, and similar uses.

21

On parcels of land where a self-storage facility (interior
22 storage unit access) is permitted in the City's Land
23 Development Code regulations and such self-storage
24 facility (interior storage unit access) is the only use on the
25 property, the Floor Area Ratio may be increased to 1.0.
26 The parameters of what constitutes self-storage (interior
27 storage unit access) shall be established through the City's

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26

Land Development Regulations. Ground floor building coverage for self- storage facilities with interior storage unit access shall not exceed fifty (50) percent of the gross land area of the parcel proposed for development.

* * *

IG General Industrial

0.50 Floor Area Ratio

On parcels of land where a self-storage facility (interior storage unit access) is permitted in the City's Land Development Code regulations and such self-storage facility (interior storage unit access) is the only use on the property, the Floor Area Ratio may be increased to 1.0. The parameters of what constitutes self-storage (interior storage unit access) shall be established through the City's Land Development Regulations. Ground floor building coverage for self- storage facilities with interior storage unit access shall not exceed fifty (50) percent of the gross land area of the parcel proposed for development.

IL Light Industrial

0.60 Floor Area Ratio

On parcels of land where a self-storage facility (interior storage unit access) is permitted in the City's Land Development Code regulations and such self-storage facility (interior storage unit access) is the only use on the property, the Floor Area Ratio may be increased to 1.0.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

IM Manufacturing

The parameters of what constitutes self-storage (interior storage unit access) shall be established through the City's Land Development Regulations. Ground floor building coverage for self- storage facilities with interior storage unit access shall not exceed fifty (50) percent of the gross land area of the parcel proposed for development.

0.50 Floor Area Ratio

On parcels of land where a self-storage facility (interior storage unit access) is permitted in the City's Land Development Code regulations and such self-storage facility (interior storage unit access) is the only use on the property, the Floor Area Ratio may be increased to 1.0. The parameters of what constitutes self-storage (interior storage unit access) shall be established through the City's Land Development Regulations. Ground floor building coverage for self- storage facilities with interior storage unit access shall not exceed fifty (50) percent of the gross land area of the parcel proposed for development.

* * *

Section 2. Upon this Ordinance taking effect pursuant to Sections 5 and 6, the City Manager is hereby directed to cause the City's Future Land Use Element of the Comprehensive Plan to be amended in accordance with this ordinance.

Section 3. If any section, subsection, clause or provision of this ordinance is held invalid, the remainder shall not be affected by such invalidity.

1 Section 4. All ordinances and resolutions or parts of ordinances and resolutions and
2 all sections and parts of sections in conflict herewith shall be and hereby are repealed.

3 Section 5. The effective date of this amendment to the Comprehensive Plan
4 amendment, if the amendment is not timely challenged, shall be 31 days after the State Land
5 Planning Agency notifies the local government that the plan amendment package is complete.
6 If timely challenged, this amendment shall become effective on the date the State Land
7 Planning Agency or the Administration Commission enters a final order determining this
8 adopted amendment to be in compliance. No development orders, development permits, or
9 land uses dependent on this amendment may be issued or commence before it has become
10 effective. If a final order of noncompliance is issued by the Administration Commission, this
11 amendment may nevertheless be made effective by adoption of a resolution affirming its
12 effective status, a copy of which resolution shall be sent to the State Land Planning Agency.

13 PASSED AND ADOPTED by the City Council of the City of Boca Raton this ____
14 day of _____, 2016.

CITY OF BOCA RATON, FLORIDA

15
16
17
18 ATTEST:

19
20
21 _____
22 Susan Haynie, Mayor

23 _____
24 Susan S. Saxton, City Clerk

25
26 Approved as to form:

27
28
29
30 _____
31 Diana Grub Frieser, City Attorney
32
33
34