

The City of

Boynton Beach



City Commission Agenda

Thursday, March 26, 2026, 5:30 PM

City Hall Commission Chambers
100 E. Ocean Avenue

Boynton Beach City Commission

Rebecca Shelton, Mayor (At Large)
Thomas Turkin, Vice Mayor (District III)
Angela Cruz, Commissioner (District I)
Mack McCray, Commissioner (District II)
Aimee Kelley, Commissioner (District IV)

Daniel Dugger, City Manager
Shawna Lamb, City Attorney

Comprehensive Plan Workshop

Mission

**To create a sustainable community by providing exceptional
municipal services, in a financially responsible manner.**

America's Gateway to the Gulfstream



www.boynton-beach.org

Welcome

Thank you for attending the City Commission Meeting

General Rules & Procedures for Public Participation at City of Boynton Beach Commission Meetings

The Agenda:

There is an official agenda for every meeting of the City Commissioners, which determines the order of business conducted at the meeting. The City Commission will not take action upon any matter, proposal, or item of business, which is not listed upon the official agenda, unless a majority of the Commission has first consented to the presentation for consideration and action.

- **Consent Agenda Items:** These are items which the Commission does not need to discuss individually and which are voted on as a group.
- **Regular Agenda Items:** These are items which the Commission will discuss individually in the order listed on the agenda.
- **Voice Vote:** A voice vote by the Commission indicates approval of the agenda item. This can be by either a regular voice vote with "Ayes & Nays" or by a roll call vote.

Speaking at Commission Meetings:

The public is encouraged to offer comment to the Commission at their meetings during Public Hearings, Public Audience, and on any regular agenda item, as hereinafter described.

City Commission meetings are business meetings and, as such, the Commission retains the right to impose time limits on the discussion on an issue.

- **Public Hearings:** Any citizen may speak on an official agenda item under the section entitled "Public Hearings."
- **Public Audience:** Any citizen may be heard concerning any matter within the scope of the jurisdiction of the Commission - Time Limit - Three (3) Minutes.

Regular Agenda Items: Any citizen may speak on any official agenda item(s) listed on the agenda after a motion has been made and properly seconded, with the exception of Consent Agenda Items that have not been pulled for separate vote, reports, and presentations. - Time Limit - Three (3) Minutes.

Addressing the Commission: When addressing the Commission, please step up to either podium and state your name for the record.

Decorum: Any person who disrupts the meeting while addressing the Commission may be ordered by the presiding officer to cease further comments and/or to step down from the podium. Failure to discontinue comments or step down when so ordered shall be treated as a continuing disruption of the public meeting. An order by the presiding officer issued to control the decorum of the meeting is binding, unless over-ruled by the majority vote of the Commission members present.

Please turn off all cellular phones in the City Commission Chambers while the City

Commission Meeting is in session.

The City of Boynton Beach encourages interested parties to attend and participate in public meetings either in-person or via communications media technology online. To view and/or participate in the City Commission meeting online you have the following options:

1. Watch the meeting online, but not participate:

<https://www.boynton-beach.org/748/Watch-City-Commission-Meetings>

2. Watch the meeting online and provide public comment during the meeting:

YouTube channel (<https://www.youtube.com/@cityofboynton>).

Please click onto the description / more tab under the video player to see:

*The Agenda link

*Live-To-Air Public Comment link

*Instructions on how to make a comment link

*Tech Support hotline number

If you are following the agenda and want to speak specifically during the agenda item labeled “Public comments”, you are permitted to start the connectivity process during the item that precedes public comments to ensure that all contributors are in queue, screened and ready when that segment of the agenda is presented, or please wait until your topic of concern is being discussed before requesting to join the meeting for public comment.

Please note that time limits will be enforced so comments must be limited to no more than 3 minutes.

*Presenters, Consultants, and Subject Matter Experts (SME) may join at any time with prior approval.

For additional information or for special assistance prior to the meeting, please contact the City Clerk at cityclerk@bbfl.us or (561) 742-6060.

1. **Openings**

- A. Call to Order - Mayor Rebecca Shelton
Roll Call.

Invocation from Rev. Amalie Ash, First Presbyterian Boynton

Pledge of Allegiance to the Flag led by Commissioner Aimee Kelley.

Agenda Approval:

1. Additions, Deletions, Corrections
2. Adoption

2. **Presentation**

- A. **Workshop Item: City of Boynton Beach Comprehensive Plan Update**

No action required. The purpose of this workshop is to provide the City Commission with an update on the Comprehensive Plan process, present key findings to date, and obtain policy direction on priority areas that will shape Boynton Beach's long-term vision.

3. **Public Audience**

Individual Speakers Will Be Limited To 3 Minute Presentations (at the discretion of the Chair, this 3 minute allowance may need to be adjusted depending on the level of business coming before the City Commission).

4. **Adjournment**

Notice

If a person decides to appeal to any decision made by the City Commission with respect to any matter considered at this meeting, He/She will need a record of the proceedings and, for such purpose, He/She may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. (F.S. 286.0105)

The City shall furnish appropriate auxiliary aids and services where necessary to afford an individual with a disability an equal opportunity to participate in and enjoy the benefits of a service, program, or activity conducted by the City. Please contact the City Clerk's office, (561) 742-6060 or (TTY) 1-800-955-8771, at least 48 hours prior to the program or activity in order for the City to reasonably accommodate your request.

Additional agenda items may be added subsequent to the publication of the agenda on the City's web site. Information regarding items added to the agenda after it is published on the City's web site can be obtained from the office of the City Clerk.



City of Boynton Beach Agenda Item Request Form

Meeting Date: 03/26/2026

Workshop Item: City of Boynton Beach Comprehensive Plan Update

Requested Action: No action required. The purpose of this workshop is to provide the City Commission with an update on the Comprehensive Plan process, present key findings to date, and obtain policy direction on priority areas that will shape Boynton Beach's long-term vision.

Explanation of Request:

The City of Boynton Beach is undertaking a comprehensive update to its Comprehensive Plan to ensure alignment with current community needs, growth trends, and State requirements. While the existing plan has been amended over time, it no longer fully reflects the City's evolving vision, redevelopment opportunities, infrastructure needs, and resiliency priorities.

Branded as "**Planning Today, Thriving Tomorrow**," this initiative represents a forward-looking, community-driven effort to guide growth, investment, and policy decisions over the next 10–20 years. The update will serve as the City's primary blueprint for land use, economic development, mobility, housing, and environmental sustainability.

How will this affect city programs or services? N/A

Budgeted Item: Yes

Fiscal Impact: No impact.

Attachments:

[Comprehensive Plan Update Workshop- Staff Report.doc](#)

[City Commission Workshop Comprehensive Plan Update.pdf](#)



**PLANNING AND DEVELOPMENT DEPARTMENT
PLANNING AND ZONING DIVISION**

STAFF REPORT

TO: Mayor and Members of the City Commission

THRU: Amanda B. Radigan, ^{AICP}
Development Director

FROM: Kevin Fischer, ^{AICP}
Division Director, Planning and Zoning

DATE: March 26, 2026

PROJECT: Comprehensive Plan Update Workshop

REQUEST: Staff and the Consultant team will provide a presentation and are seeking Board feedback and direction for the update of the City's Comprehensive Plan.

Purpose

The purpose of this workshop is to provide the City Commission with an update on the Comprehensive Plan process, present key findings to date, and obtain policy direction on priority areas that will shape Boynton Beach's long-term vision.

Background

The City of Boynton Beach is undertaking a comprehensive update to its Comprehensive Plan to ensure alignment with current community needs, growth trends, and State requirements. While the existing plan has been amended over time, it no longer fully reflects the City's evolving vision, redevelopment opportunities, infrastructure needs, and resiliency priorities.

Branded as "**Planning Today, Thriving Tomorrow**," this initiative represents a forward-looking, community-driven effort to guide growth, investment, and policy decisions over the next 10–20 years. The update will serve as the City's primary blueprint for land use, economic development, mobility, housing, and environmental sustainability. The currently adopted Comprehensive Plan can be accessed at the following link: [Comprehensive Plan | Boynton Beach, FL](#)

Key Focus Areas

The update is organized around several core planning themes:

- **Future Land Use & Redevelopment**
Focus on strategic infill, mixed-use development, and revitalization of key corridors and districts.
- **Economic Development**
Support business attraction, job creation, and the strengthening of targeted industry sectors.
- **Housing & Neighborhoods**
Expand housing options, address affordability, and preserve neighborhood character.
- **Mobility & Infrastructure**
Improve transportation connectivity, multimodal options, and infrastructure capacity.
- **Resiliency & Sustainability**
Advance policies addressing sea level rise, climate adaptation, and environmental protection.
- **Parks, Recreation & Quality of Life**
Enhance public spaces, amenities, and overall livability for residents and visitors.

Progress to Date

- Completed existing conditions analysis
- Initiated stakeholder and community engagement
- Developed preliminary vision themes and guiding principles
- Began evaluation of Future Land Use categories and development patterns

Workshop Objectives

During this workshop, staff will:

1. Present key findings and summarize community input
2. Review preliminary vision themes and policy directions
3. Facilitate discussion on key policy considerations, including:
 - Growth and redevelopment strategy
 - Land use mix and intensity
 - Housing and affordability approach
 - Economic development positioning

4. Obtain Commission feedback to guide the next phase of drafting

Next Steps

- Refine vision, goals, and objectives based on Commission direction
- Prepare draft Comprehensive Plan elements
- Continue public engagement efforts
- Present draft plan for Commission review and transmittal hearings



BOYNTON BEACH 2050

PLANNING TODAY. THRIVING TOMORROW.

City Commission Workshop City of Boynton Beach Comprehensive Plan Update

March 26, 2026



Workshop Agenda

- Overview of the Comprehensive Plan
- Goals of this Workshop
- Elements: *Introduction, Future Land Use, Transportation and Mobility, Housing, Conservation, Coastal Management, Recreation and Open Space, Intergovernmental Coordination, Capital Improvement, Economic Development, Utilities, Private Property Rights*
- Framing Existing Goals
- Next Steps

What We Need From You?

- Confirmation of planning priorities
- Feedback on new goals/objectives/policies
- Direction on trade-offs (growth vs. preservation, mobility vs. parking, etc.)

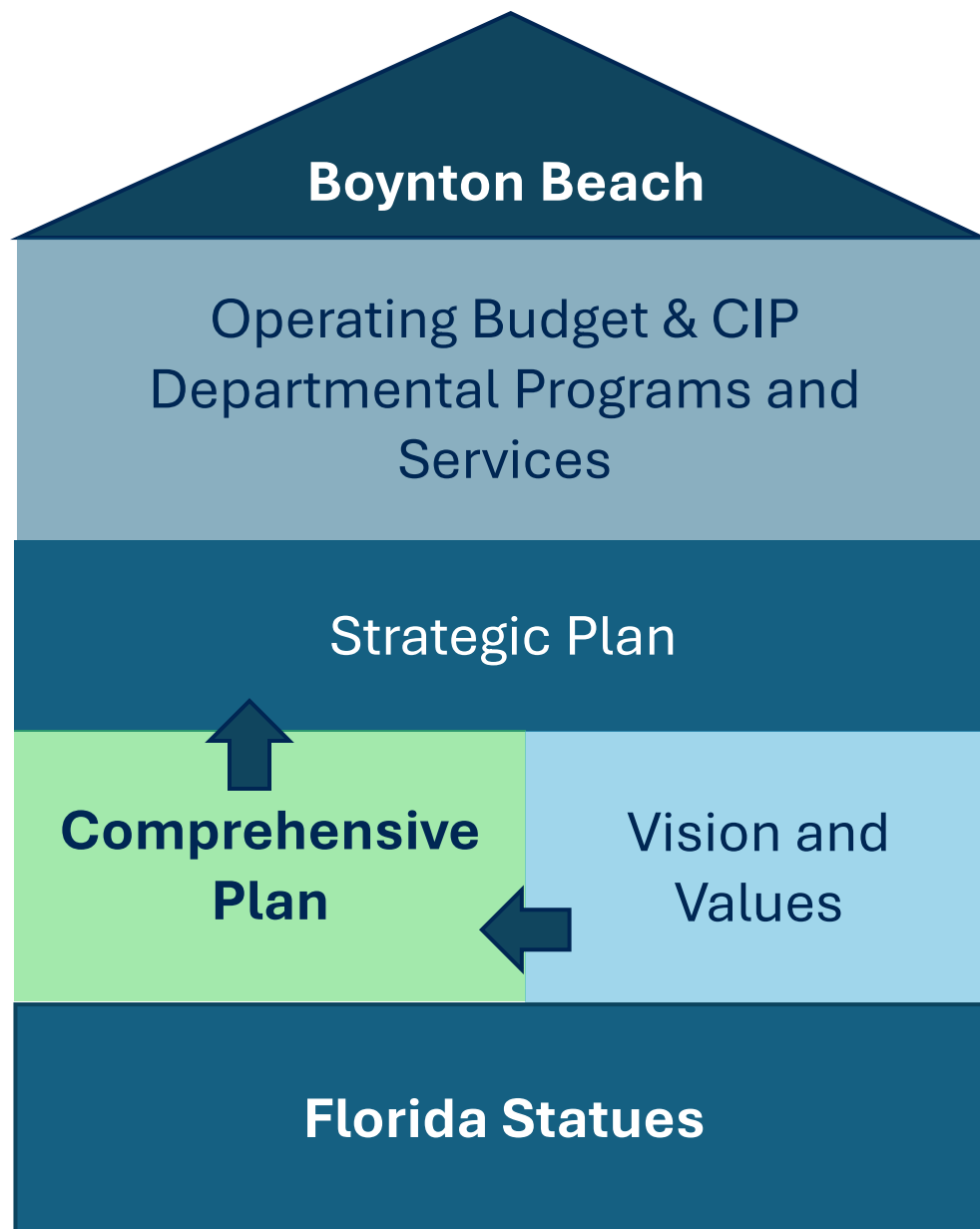
WHAT IS THE COMPREHENSIVE PLAN?



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What is the Comprehensive Plan?

- Required by Florida Statutes
- Includes multiple Elements (chapters): Future Land Use, Housing, Infrastructure, etc.
- A long-range blueprint for community growth and change
- Guides development, housing, infrastructure, conservation



Comprehensive Plan (Comp Plan) VS. Land Development Regulations (LDRs)

- A comprehensive plan sets the long-term vision and goals for how a community should grow and develop
- LDRs provide the specific rules and standards that control how that vision is implemented on individual properties
- The comprehensive plan looks at broad issues like land use, transportation, and infrastructure, whereas LDRs focus on detailed requirements like zoning, setbacks, and design standards

OUTREACH CATEGORIES & METHODS

Community Input is the Cornerstone of the Comprehensive Plan

✓ In- Person Public Meetings

- ✓ Kick-off Workshop
- ✓ Themed Workshops (2 Sessions)
- ✓ Pop-up Outreach (Kiosk at City events)

✓ Digital Engagement

- ✓ Survey with QR code
- ✓ Online Mapping Tool
- ✓ Social Media Outreach
- ✓ Email Newsletters
- ✓ Localized Media



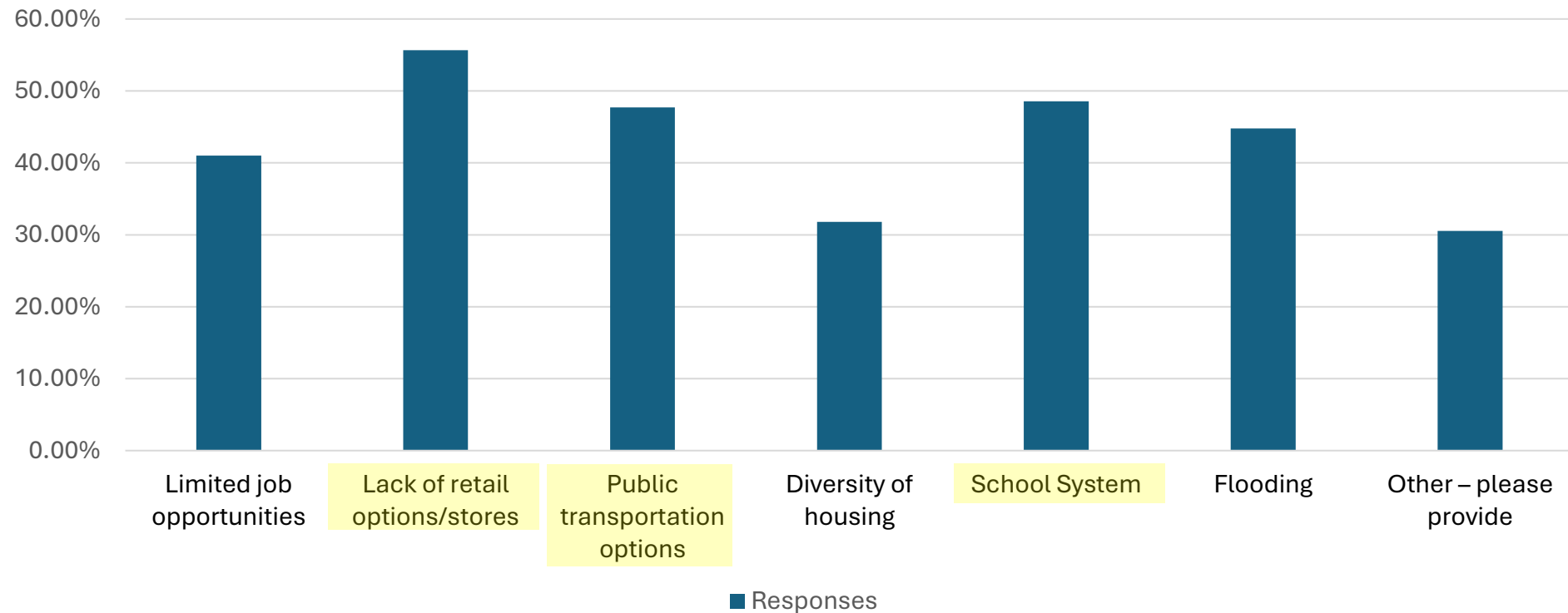
Highlighted Community Survey Results

Total Responses: 240



COMMUNITY SURVEY RESULTS – QUESTION 8

What are the biggest challenges facing the City? Please select three
(3)

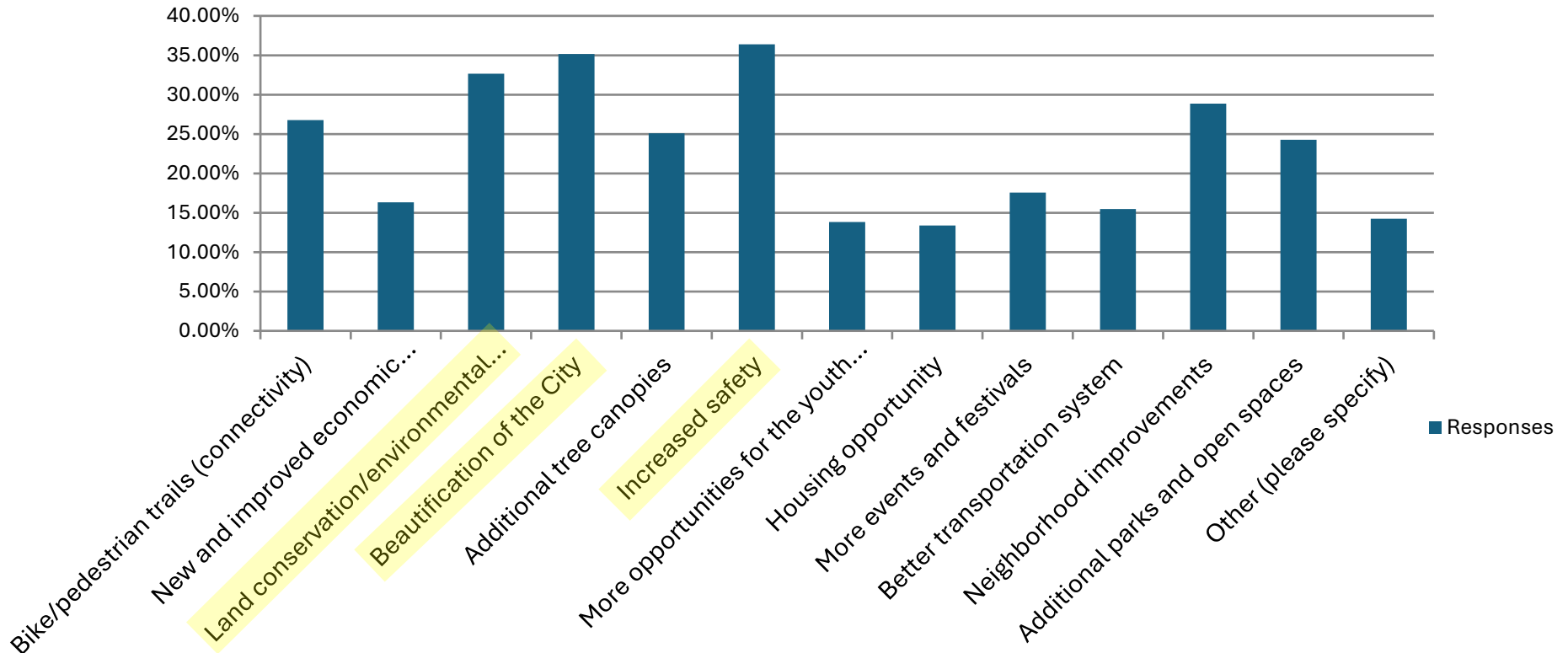


Top 3 Responses:

1. Lack of Retail Options/Stores
2. School System
3. Public Transportation Options

COMMUNITY SURVEY RESULTS – QUESTION 9

What top three things do you want to see created in the City?

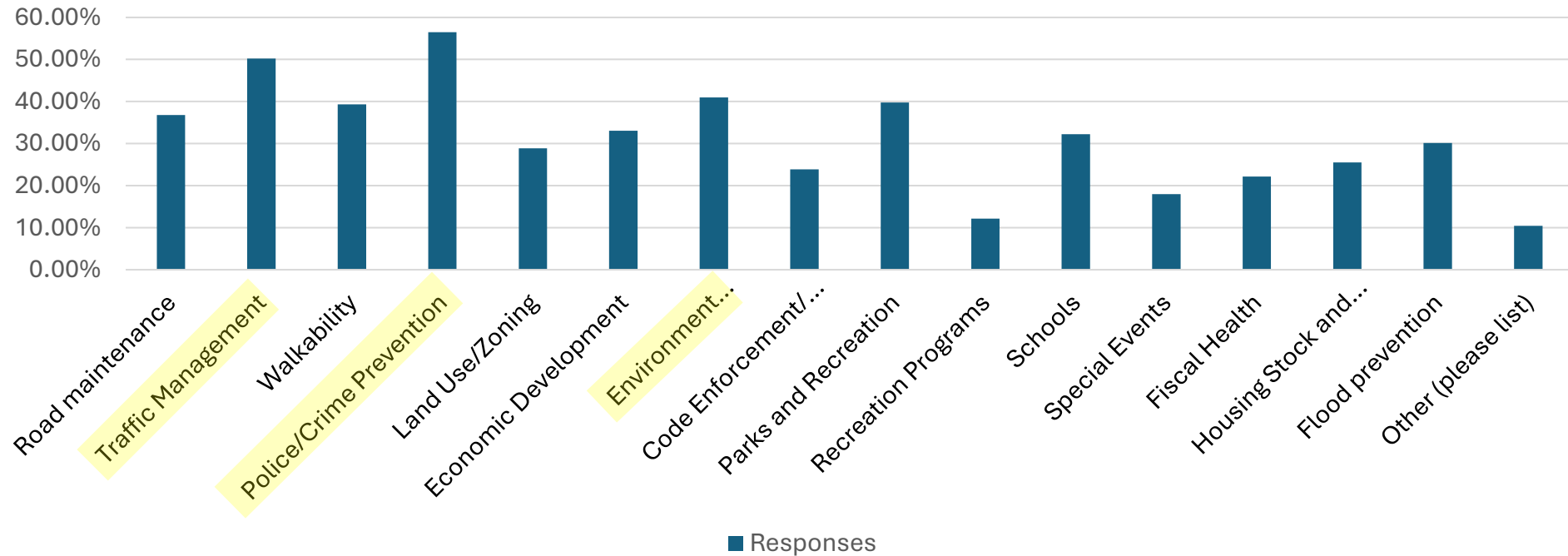


Top 3 Responses:

1. Increased Safety
2. Beautification of the City
3. Land Conservation/Environmental Stewardship

COMMUNITY SURVEY RESULTS – QUESTION 10

To maintain the quality of life in the City, what should be some of the main issues that the City should focus on in the next 20 years? Please select five (5).

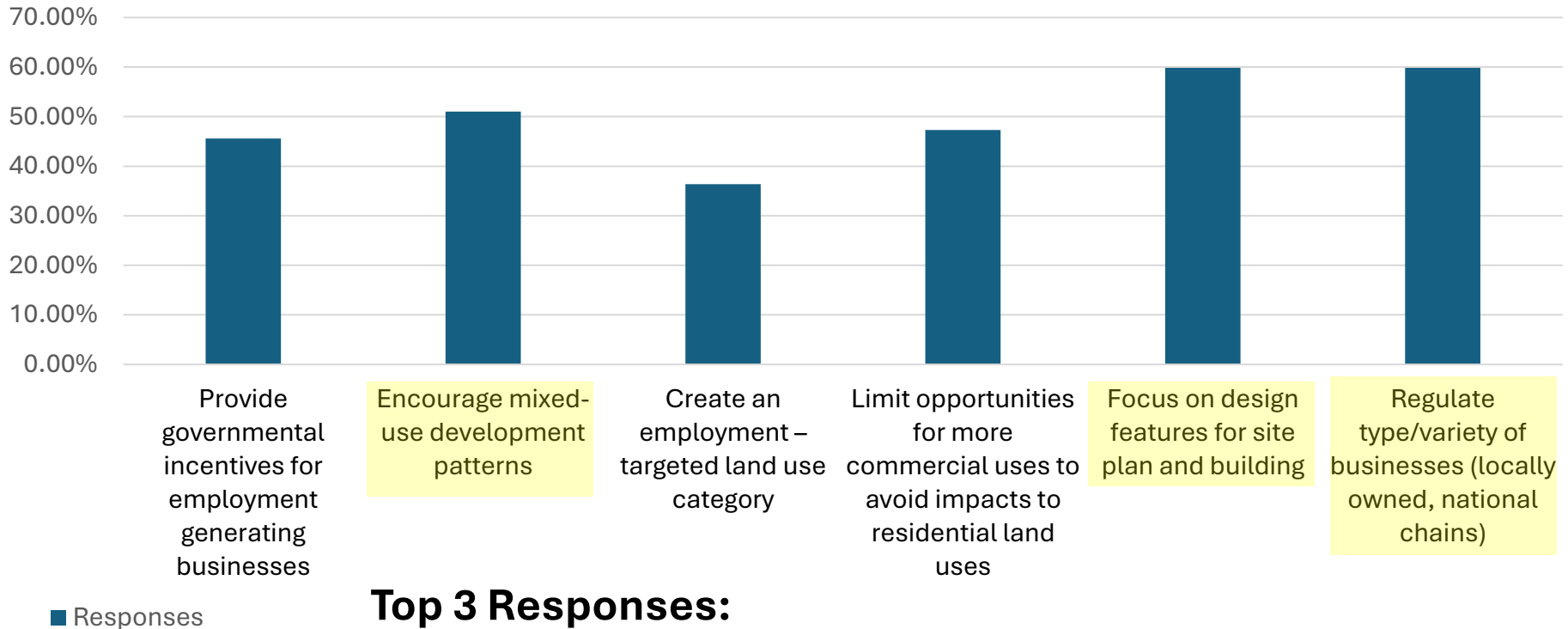


Top 3 Responses:

1. Police/Crime Prevention
2. Traffic Management
3. Environment Protection/Preservation

COMMUNITY SURVEY RESULTS – QUESTION 11

Over the next twenty years, how important are the actions that the City takes when addressing the needs for commercial land uses.
Please select three (3).

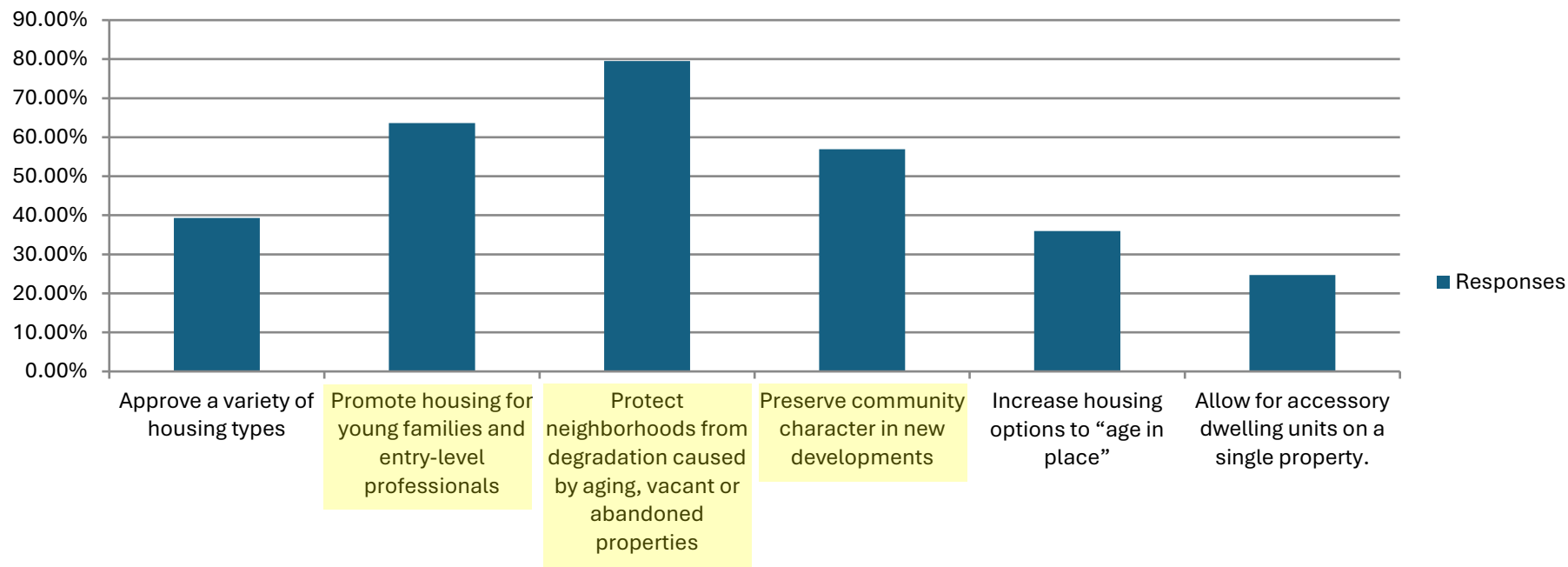


Top 3 Responses:

1. Focus on Design Features for Site Plan and Building
2. Regulate Type/Variety of Businesses (locally owned, national chains)
3. Encourage Mixed-Use Development Patterns

COMMUNITY SURVEY RESULTS – QUESTION 12

Over the next 20 years, how important are the actions the City should take to address housing needs? Please select three (3).

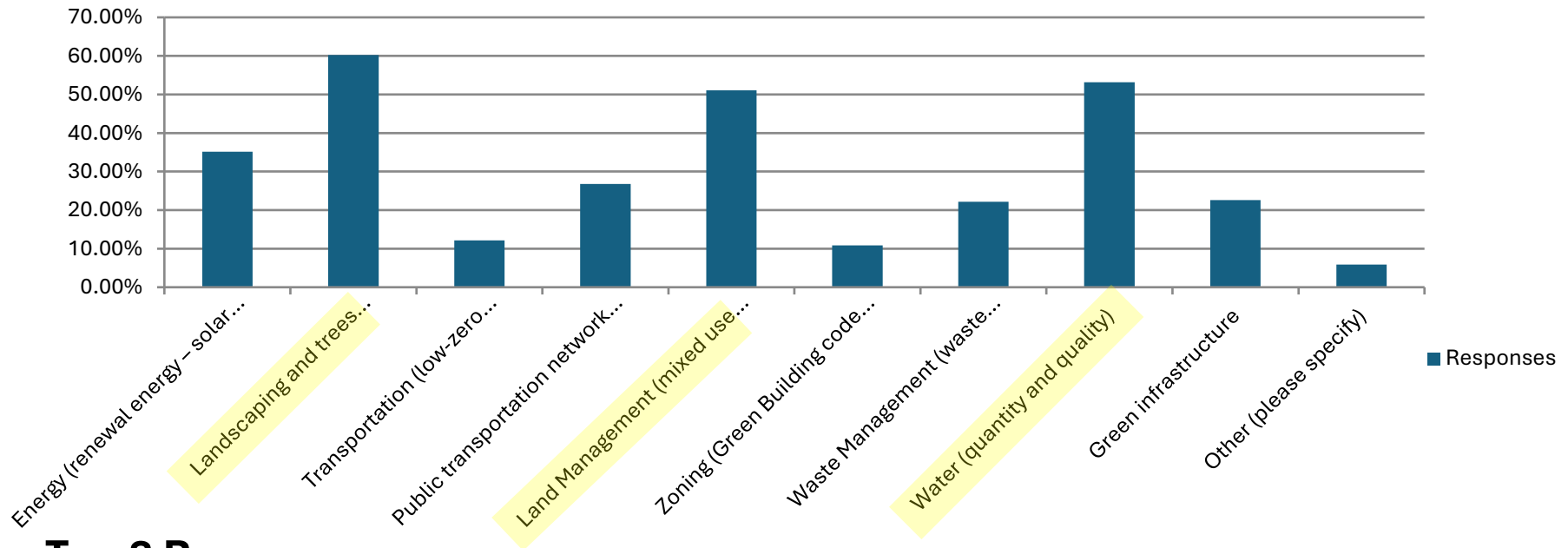


Top 3 Responses:

1. Protect neighborhoods from degradation caused by aging, vacant or abandoned properties
2. Promote housing for young families and entry-level professionals
3. Preserve community character in new developments

COMMUNITY SURVEY RESULTS – QUESTION 13

Over the next 20 years, how important are the actions the City should take regarding sustainability? Please select three (3).

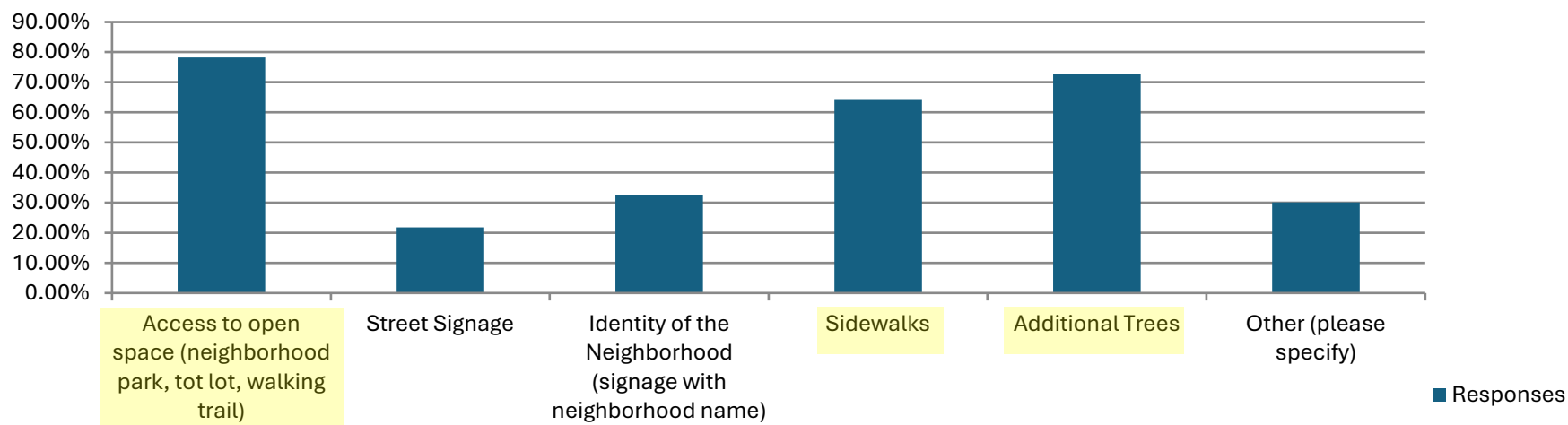


Top 3 Responses:

1. Landscaping and Trees (encourage additional plantings)
2. Water (quantity and quality)
3. Land Management (mixed use developments, purchase land for open space, outdoor recreation, tree canopy protection)

COMMUNITY SURVEY RESULTS – QUESTION 14

What features would you improve in your neighborhood? Please select three (3).



Top 3 Responses:

1. Access to Open Space (neighborhood park, tot lot, walking trail)
2. Additional Trees
3. Sidewalks

GOALS OF THIS WORKSHOP

*Discuss and Review
Policy and Technical
Document Updates
for all Chapters or
“Elements”*

Policy Document:
Goals, Objectives, Policies
Technical Document:
Data & Analysis and Map Series

Introduction

Future Land Use

Transportation and Mobility

Utilities

Conservation

Housing and Neighborhood

Recreation and Open Space

Coastal Management

Intergovernmental Coordination

Economic Development (NEW)

Capital Improvements

Private Property Rights

INTRODUCTION ELEMENT



BOYNTON BEACH 2050

PLANNING TODAY. THRIVING TOMORROW.

INTRODUCTION ELEMENT

- City Background, Location, History, etc.
- Public Engagement Process
- Population and Socio-Economic Analysis
- Characteristics of the Population: *Households, Age, Race, Origin, Education, Employment, Occupation, Income, Poverty Level, Population Projections*

INTRODUCTION ELEMENT

Population Projections Permanent and Seasonal

Projected Total Population City of Boynton Beach 2010-2050

Year	2010	2020	2025	2030	2035	2040	2045	2050
Total:	68,217	80,380	84,391	89,158	92,687	95,468	97,691	99,613

Year	2010	2020	2030	2040	2045	2050
Permanent Population	68,217	80,380	89,158	95,468	97,691	99,613
Seasonal	7,504	8,640	9,491	10,118	10,348	10,548
Total	75,721	89,020	98,649	105,586	108,039	110,161

FUTURE LAND USE ELEMENT



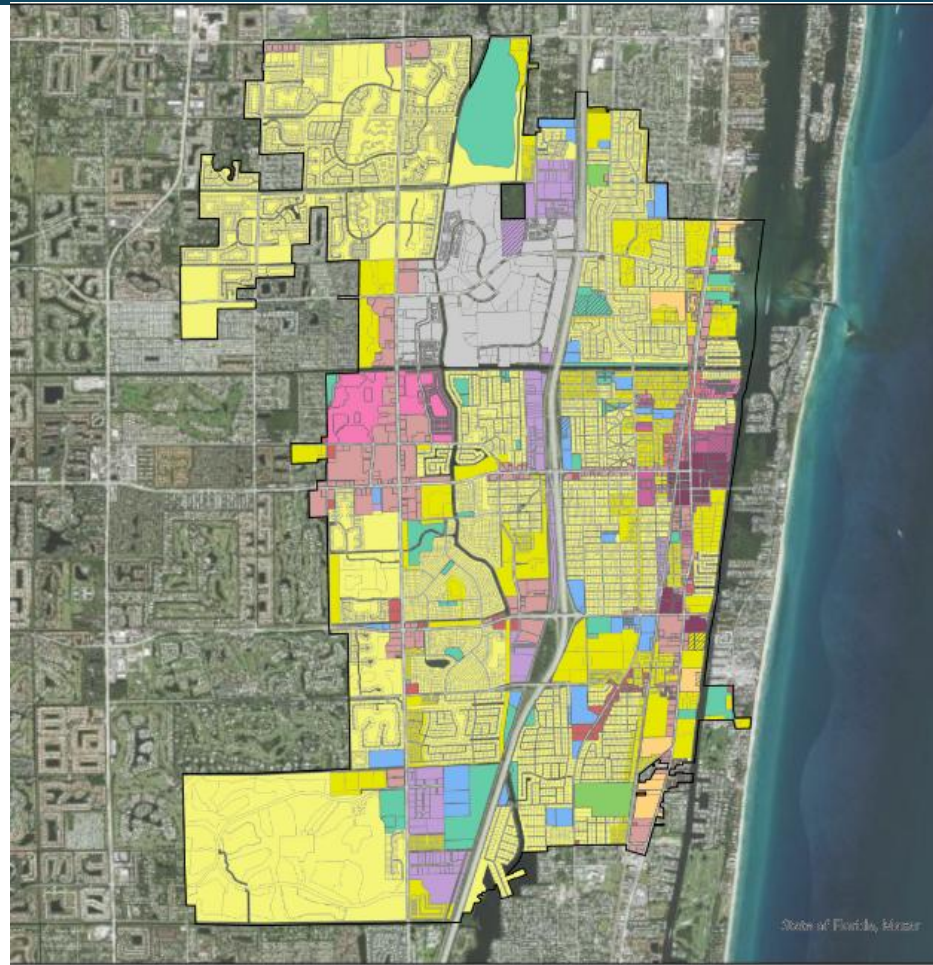
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FUTURE LAND USE ELEMENT

- Defines how land is used: Residential, Commercial, Mixed-use, etc.
- Influences Zoning, Development, and Infrastructure Investment
- Focus on Infill, Redevelopment, and Walkable Urbanism
- Includes Future Land Use Map (FLUM) and Community Redevelopment Area Map (CRAM)

FUTURE LAND USE ELEMENT



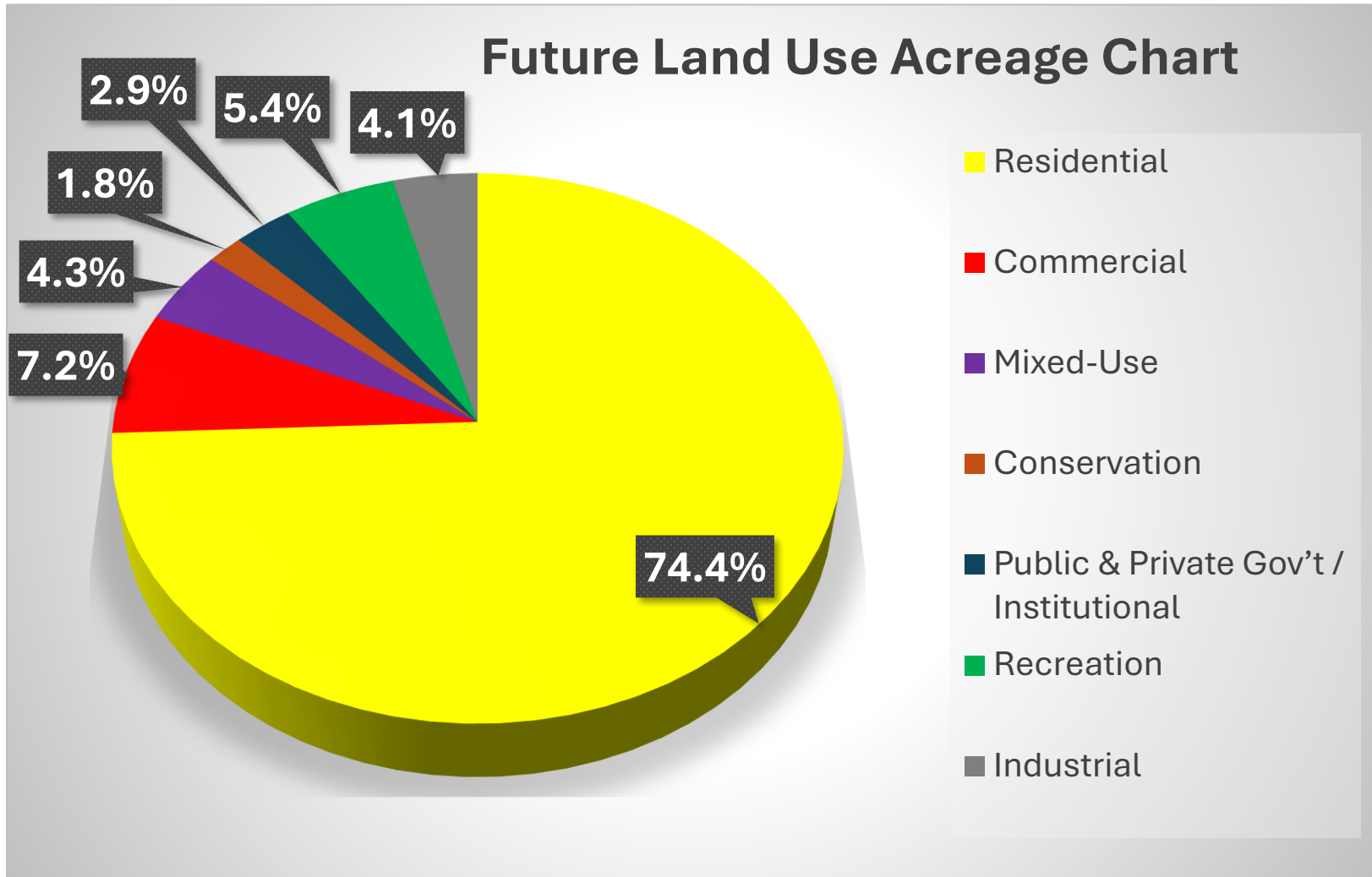
FUTURE LAND USE MAP



FUTURE LAND USE ELEMENT

FUTURE LAND USE DESIGNATION	TOTAL NUMBER OF ACRES	PERCENT OF TOTAL
Residential	6,359.64	74.4%
Commercial	613.98	7.2%
Mixed-Use	370.96	4.3%
Conservation	151.3	1.8%
Public & Private Gov't / Institutional (PPGI)	244.43	2.9%
Recreation (R)	462.58	5.4%
Industrial (I)	349.82	4.1%
<i>TOTAL ACREAGE</i>	8,552.71	100%

FUTURE LAND USE ELEMENT



FUTURE LAND USE ELEMENT

Added Objectives:

Objective 1.22 – Climate Resilience & Sustainability

- Strengthen citywide climate resilience strategies
- Improve energy efficiency and reduce emissions
- Protect infrastructure and natural systems from climate impacts
- Address sea level rise and extreme weather risks
- Enhance public safety and long-term environmental sustainability

Objective 1.23 – Urban Tree Canopy & Partnerships

- Expand and enhance the City's tree canopy
- Increase coordination with key agencies and districts
- Support climate resilience through urban forestry
- Improve air and water quality
- Enhance neighborhood aesthetics and coastal character

FUTURE LAND USE ELEMENT

Added Policies:

- Prioritize reinvestment in existing parks over new land acquisition
- Focus on park upgrades and improved greenway connections
- Promote CRA redevelopment aligned with Complete Streets and urban design standards
- Ensure land use changes are consistent with CRA planning framework
- Maintain community character through area-specific design guidelines
- Support quality of life and business stability
- Continue coordination with School District on growth, capacity, and school siting
- Maintain interlocal agreement for school planning
- Support modernization of industrial areas
- Ensure compatibility with surrounding neighborhoods

HOUSING ELEMENT



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HOUSING ELEMENT

- Highlights Housing Issues, Challenges and Recommendations
- Addresses Housing Supply, Affordability, and Conditions
- Supports Diverse Housing Types and Price Points
- Ties into Redevelopment and Equitable Growth Strategies

HOUSING ELEMENT

What This Does NOT Do

- **Does not rezone neighborhoods**
- **Does not approve projects**
- **Only sets policy guardrails**

HOUSING ELEMENT

Housing Occupancy	City of Boynton Beach			
	2013		2023	
	Estimate	Percent	Estimate	Percent
Total housing units	36,993	100.0%	40,964	100.0%
Occupied housing units	28,846	78.0%	33,297	81.8%
Vacant housing units	8,147	22.0%	3,060	18.2%
Homeowner Vacancy Rate	1.4	(x)	1.6	(x)
Rental Vacancy Rate	6.2	(x)	9.6	(x)

HOUSING ELEMENT

TYPES OF HOUSING



HOUSING ELEMENT

Added/Updated Goals:

Goal 6.1 – Housing

- Expand diverse housing options for current and future residents
- Support both homeowners and renters
- Align housing with neighborhood character
- Plan for long-term housing needs through 2050

Goal 6.2 – Neighborhoods

- Promote stable, resilient, and well-planned neighborhoods
- Encourage reinvestment and revitalization
- Support inclusive community engagement
- Enhance livability, safety, and affordability for all residents

HOUSING ELEMENT

Added Objectives:

Objective 6.2.1 – Neighborhood Planning Program

- Establish a citywide Neighborhood Planning Program by 2030
- Focus on preservation, stabilization, and revitalization
- Support reinvestment and compatible infill development
- Address unique neighborhood needs
- Reinforce “City of Neighborhoods” identity

Objective 6.2.2 – Neighborhood Improvements

- Utilize neighborhood plans and targeted strategies
- Strengthen code enforcement and reinvestment programs
- Provide incentives for neighborhood improvements
- Enhance quality, safety, and sustainability

HOUSING ELEMENT

Added Policies:

- Ensure compatibility between residential and nonresidential uses
- Promote smooth transitions between neighborhoods
- Require new development to respect existing neighborhood character
- Encourage improvements to existing homes and properties
- Support diverse housing options for all household types
- Establish clear guidelines and process for Neighborhood Plans
- Prioritize areas with disinvestment and infrastructure needs
- Ensure strong community involvement in planning
- Implement neighborhood-level improvements (lighting, walkability, traffic calming)
- Support neighborhood and civic organizations
- Continue targeted code enforcement and anti-bligh efforts

Transportation and Mobility Element

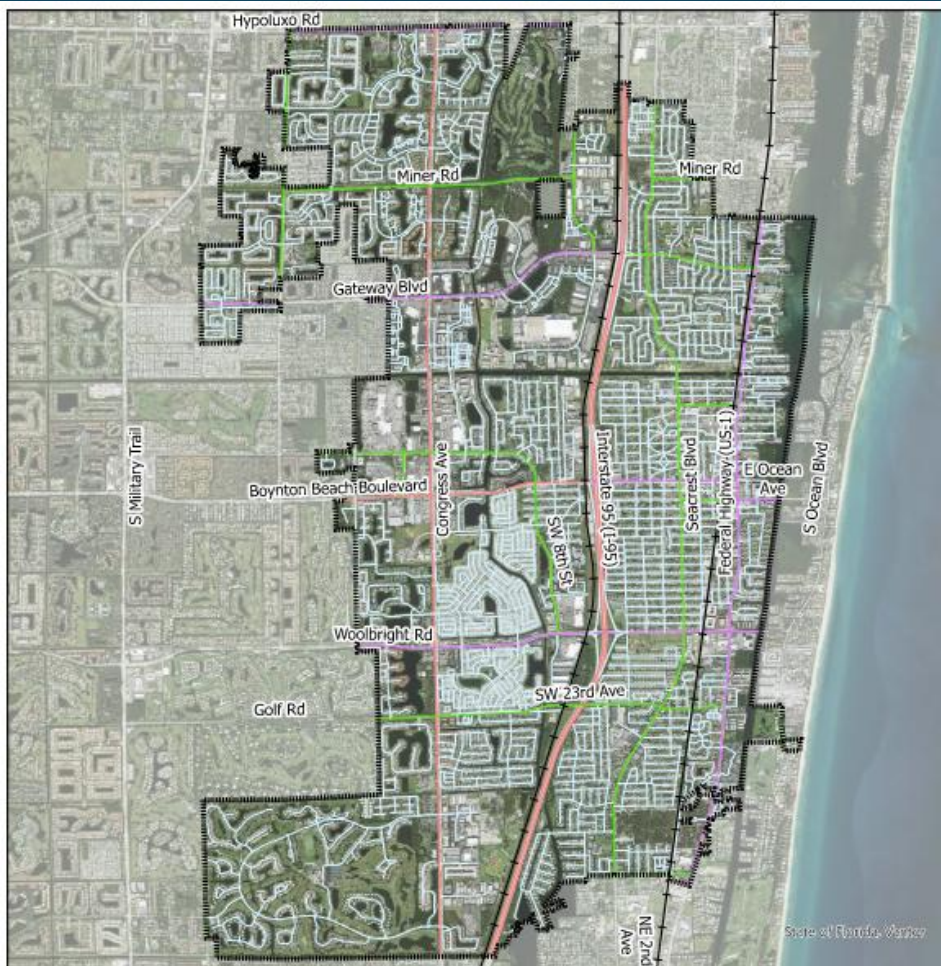


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TRANSPORTATION AND MOBILITY ELEMENT

- Address Existing Transportation Conditions
- Guide Improvements and Funding to Identify Road, Transit, and Trail Projects, sets Level-of-Service Standards
- Coordinate Land Use and Mobility to ensure Growth Patterns, Support Efficient Travel, and Promote Multimodal Options

TRANSPORTATION AND MOBILITY ELEMENT



MS.9 - FUNCTIONAL ROAD CLASSIFICATION

LEGEND

- Boynton Beach Boundary
- Railroad

Functional Road Classification

- Urban Local (U-LOC)
- Urban Collector (U-COLL)
- Urban Minor Arterial (U-MA)
- Urban Principal Arterial (U-PA)



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Miles

State of Florida, Palm Beach County Open GIS
Portal, City of Boynton Beach
Date: 12/5/2025

TRANSPORTATION AND MOBILITY ELEMENT

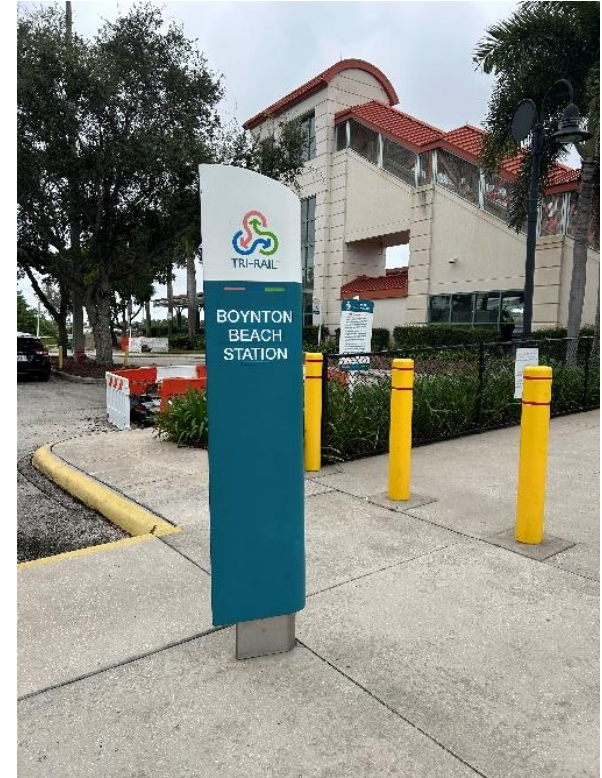
PUBLIC TRANSIT NETWORKS



PALM TRAN



COASTAL CRUISER



TRI-RAIL

TRANSPORTATION AND MOBILITY ELEMENT

Complete Streets in Boynton Beach



TRANSPORTATION AND MOBILITY ELEMENT

Hurricane Evacuation Routes and Other Pertinent Information

Roadway	General Area Served for Evacuation	Vulnerabilities
Boynton Beach Blvd (SR 804)	Primary east–west connector from barrier island and downtown to I-95	Major evacuation route; connects to I-95 and US-441
Woolbright Road	Primary east–west connector from coastal areas to I-95	Congestion at interchange; critical evacuation link
Gateway Boulevard	Primary east–west connector to I-95	Provides evacuation access from central/east Boynton Beach
Ocean Avenue (SR 804 spur)	Coastal connector from SR A1A to I-95	Vulnerable to storm surge/flooding east of Intracoastal bridge
SR A1A (Ocean Blvd)	Coastal redistribution route	At risk from storm surge and coastal erosion; not reliable as inland evacuation route
I-95	Regional north–south evacuation spine	Connects Boynton Beach evacuees to inland counties and north/south regions
US-1 (Federal Hwy)	Secondary north–south evacuation corridor	Provides local redistribution; not a primary long-distance evacuation facility
Local Collectors (Seacrest Blvd, Old Boynton Rd, MLK Jr Blvd)	Secondary evacuation feeders	Provide local access to shelters and evacuation routes

TRANSPORTATION AND MOBILITY ELEMENT

Updated Objective:

- Expand and improve pedestrian and bicycle networks
- Align with Complete Streets and Mobility Plan corridors
- Enhance safety for all users
- Improve accessibility and connectivity citywide
- Support multimodal transportation options

TRANSPORTATION AND MOBILITY ELEMENT

Updated Policies:

- Establish annual Mobility Report to track development, fees, and project delivery
- Maintain a rolling 5 year list of prioritized multimodal transportation improvements
- Align projects with City, FDOT, and MPO plans
- Increase public transit use and reduce reliance on single occupancy vehicles
- Track progress through ongoing mobility reporting

TRANSPORTATION AND MOBILITY ELEMENT

Updated/Added Policies:

- Maintain a GIS-based inventory of pedestrian and bicycle facilities
- Regularly update data to support planning and decision-making
- Identify gaps and safety issues in bike and pedestrian networks
- Prioritize improvements based on need and risk
- Apply Vision Zero principles to improve roadway safety
- Emphasis on Quality of Service (QOS) standards

UTILITIES ELEMENT



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UTILITIES ELEMENT

Sub Elements:

Sanitary Sewer
Potable Water
Stormwater
Solid Waste
Groundwater
Recharge

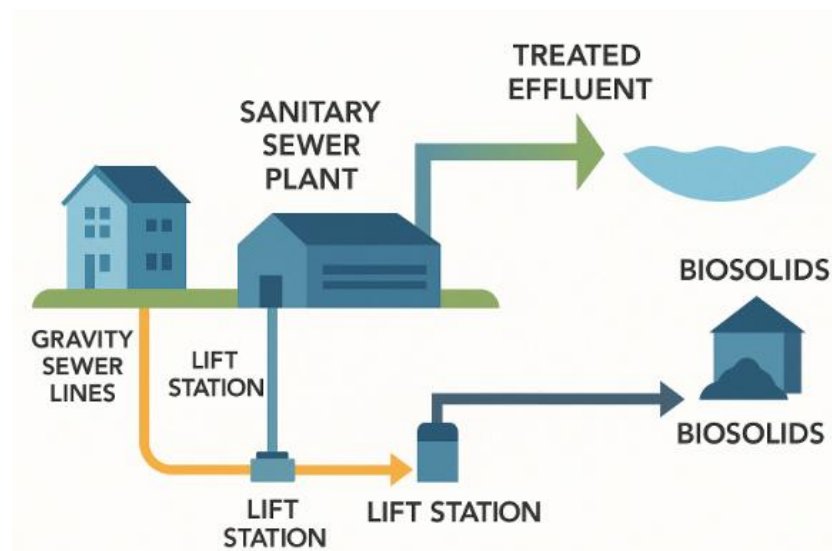
- Manages public facilities and services essential to growth and quality of life
- Includes Sanitary Sewer, Potable Water, Stormwater, Solid Waste, and Groundwater Recharge
- Ensures coordinated planning with regional agencies and sustainability goals
- Supports resilience, water conservation, and infrastructure investment

Service Area: 25.1 sq. miles; approx. 125,000 residents

UTILITIES ELEMENT

Sanitary Sewer System

- Partnered with South Central Regional Wastewater Treatment Plant
- LOS: 100 gallons per capita per day
- 167 Lift Stations (7 Master Stations)
- 390 miles of Pipelines
- 7,982 Manholes
- 778 Cleanouts; 71 Air Release Valves



UTILITIES ELEMENT

Solid Waste Management

- Managed by Palm Beach County SWA & Waste Management, Inc.
- LOS: 7.7–8.0 lbs per capita per day
- Recycling Rate: ~22%, Goal to Exceed 25%
- Programs Emphasize Reduction, Reuse, and Education

Year	Population	MSW (tons/year)	Recycling (tons/year)	Total Collected (tons/year)	Recycling Rate (%)
2020	118,900	207,000	49,000	256,000	19 %
2025	125,000	217,000	54,000	271,000	20 %
2030	132,000	229,000	60,000	289,000	21 %
2035	138,000	238,000	66,000	304,000	22 %
2040	145,000	248,000	72,000	320,000	23 %
2045	152,000	259,000	78,000	337,000	23 %

UTILITIES ELEMENT

Stormwater Management

- Includes major outfalls, canals, culverts, pumps
- LOS: 25-year, 3-day storm protection standard
- Partners: SFWMD, LWDD, FDOT
- Resilience upgrades: tide valves, pump maintenance



UTILITIES ELEMENT

Potable Water System

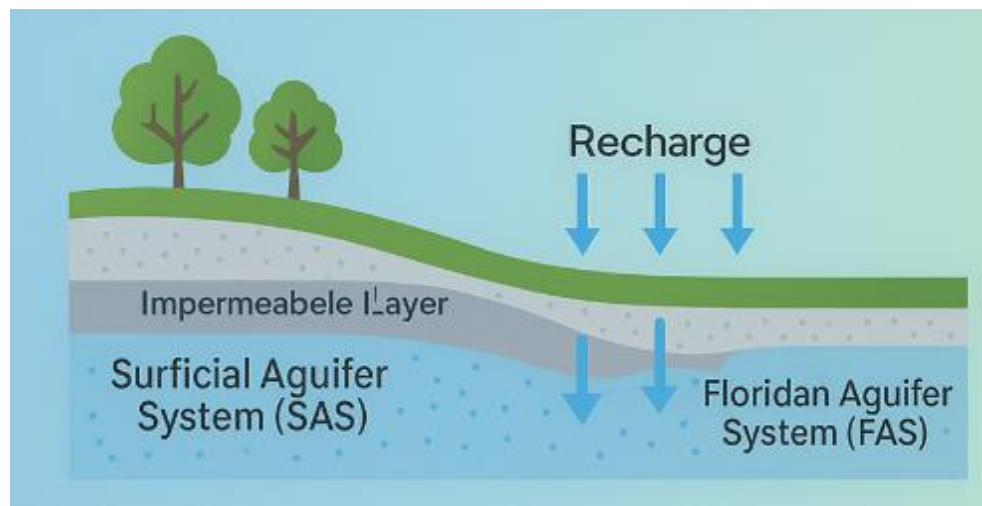
- Two treatment plants:
East (24 MGD), West
(10.4 MGD)
- LOS: 154 gallons per
capita per day; Buildout:
32 MGD
- Expanding Reclaimed
Water and Conservation
Measures
- Reduces Potable Water
Demand



UTILITIES ELEMENT

Groundwater Recharge & Wellfield Protection

- Relies on Surficial and Floridan Aquifers
- CUP #50-00499-W, 20.86 MGD Allocation
- Wellfield Protection and Monitoring Programs
- Reuse Projects, Reduce Withdrawal



UTILITIES ELEMENT

Updated/Added Objectives:

Objective 3C.7 – Water Supply

- Implement Water Supply Facilities Work Plan through planning horizon
- Diversify water sources to reduce groundwater dependence
- Improve infrastructure efficiency and system reliability

Objective 3E.7 – Growth Management

- Discourage urban sprawl and support compact development
- Limit extension of utilities beyond planned service areas
- Ensure consistency with Future Land Use and service standards

UTILITIES ELEMENT

Updated/Added Policies:

- Evaluate need for sanitary sewer service for larger developments
- Plan for capacity, infrastructure, and future demand
- Identify wastewater facility capacity and connection needs
- Establish timelines for sewer system improvements
- Monitor and reduce infiltration and inflow in sewer system
- Improve system efficiency and reduce excess flows

UTILITIES ELEMENT

Updated/Added Policies:

- Enforce stormwater retention and detention requirements for development
- Ensure compliance with state and regional water quality standards
- Promote water conservation and efficiency measures
- Reduce potable water demand through reuse and system improvements
- Maintain per capita water use within adopted service standards

CAPITAL IMPROVEMENT



**BOYNTON
BEACH 2050**
PLANNING TODAY. THRIVING TOMORROW.

CAPITAL IMPROVEMENT ELEMENT

- Assess the City's Public Facility Deficiencies
- City of Boynton Beach's five-year Capital Improvement Schedule (CIS)
- Funding Sources per Fiscal Year
- Level of Service Standards for City Public Facilities
- Summary of Major Capital Projects and Facilities

CAPITAL IMPROVEMENT ELEMENT

Highlighted Objectives:

- Invest in infrastructure to address deficiencies and support future growth
- Replace aging and obsolete public facilities
- Ensure development is aligned with available infrastructure and level of service standards
- Maintain a financially feasible capital improvements program
- Require fair-share contributions from developers for infrastructure improvements

CAPITAL IMPROVEMENT ELEMENT

Highlighted Policies:

- Include essential public facilities in Capital Improvements planning
- Support public health, safety, and quality of life
- Evaluate infrastructure capacity and funding needs in redevelopment areas
- Require development to contribute fairly to infrastructure costs
- Utilize a range of funding tools (fees, assessments, dedications)

CONSERVATION

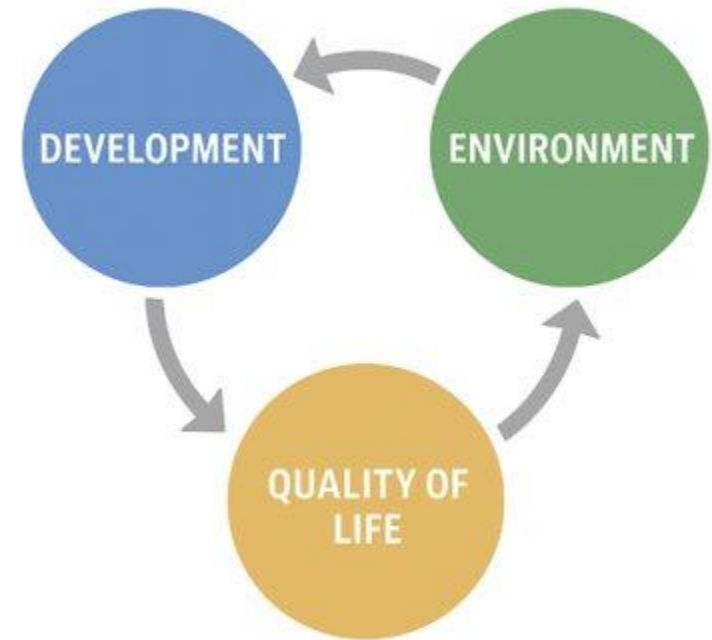


BOYNTON BEACH 2050

PLANNING TODAY. THRIVING TOMORROW.

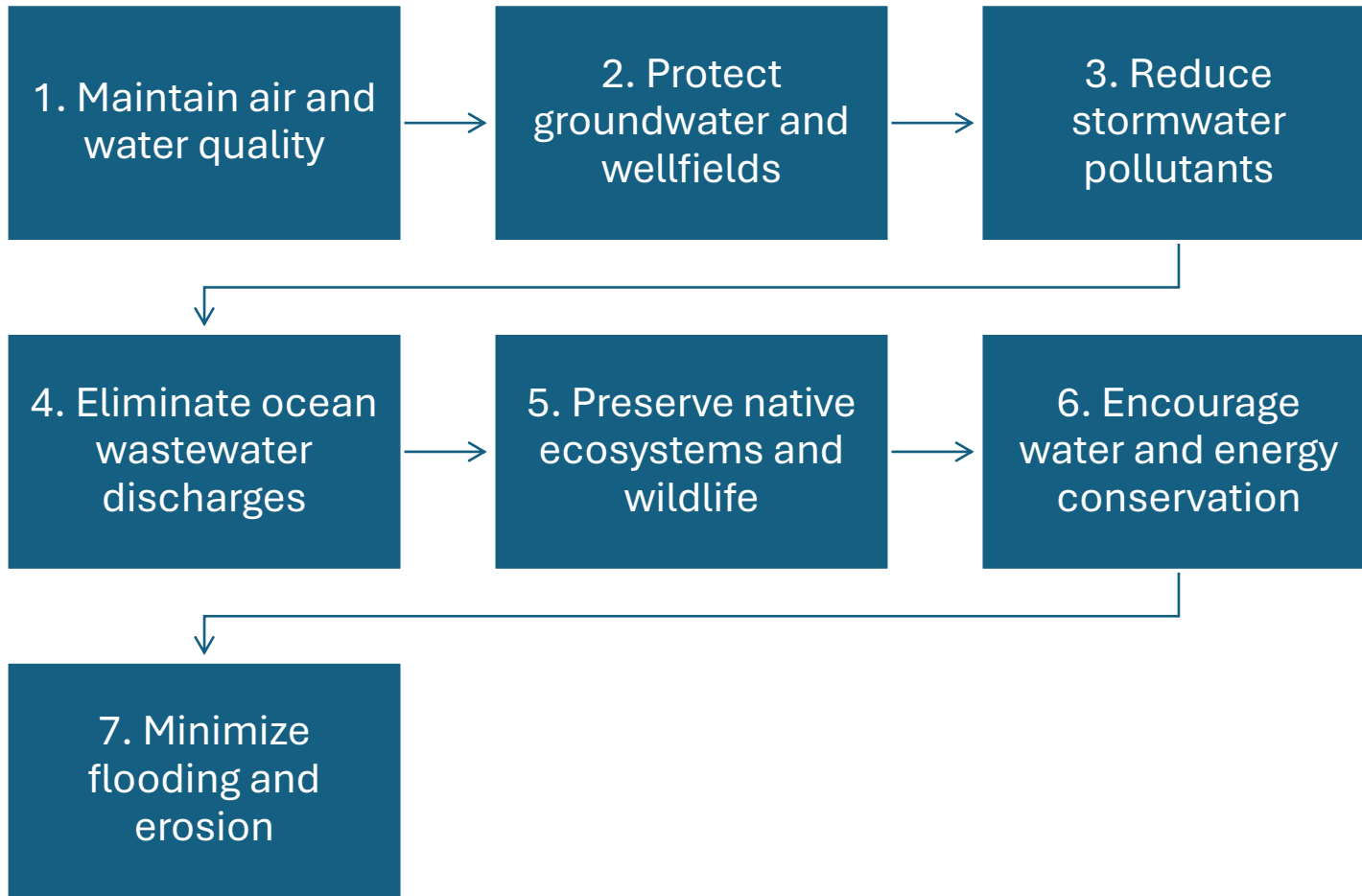
CONSERVATION ELEMENT

- Core Component of the City's Comprehensive Plan
- Focuses on Natural Resource Management:
 - Air and Water Quality
 - Wetlands, Uplands, and Native Habitats
 - Water Conservation and Reuse
 - Flood and Soil Management



CONSERVATION ELEMENT

Current Conservation Goals



CONSERVATION ELEMENT

Updated Goal:

- Protect and restore natural resources including air, water, and ecosystems
- Enhance environmental quality and community resilience
- Promote long-term sustainability and livability
- Plan for environmental needs through 2035 and 2050

CONSERVATION ELEMENT

Added/Updated Objectives:

- Protect and maintain groundwater quality and supply
- Safeguard key aquifers and wellfield protection areas
- Plan for and respond to climate change impacts
- Address sea level rise, flooding, and extreme weather
- Expand tree canopy and vegetative cover
- Reduce urban heat and improve air quality

CONSERVATION ELEMENT

Added/Updated Policies:

- Promote multimodal transportation and EV infrastructure
- Reduce vehicle emissions and idling
- Maintain and update wellfield protection standards
- Ensure consistency with state and regional regulations
- Expand use of reclaimed and alternative water sources
- Reduce reliance on groundwater
- Require stormwater retention and detention for development
- Ensure compliance with City and SFWMD standards

CONSERVATION ELEMENT

Added/Updated Policies:

- Assess stormwater system vulnerability to sea level rise and flooding
- Explore aquifer recharge and advanced water treatment solutions
- Encourage innovative water management technologies
- Support land conservation and ecosystem restoration efforts
- Protect wetlands and minimize environmental impacts
- Ensure compliance with state and federal regulations
- Protect manatee habitat through coordinated management strategies

CONSERVATION ELEMENT

Added/Updated Policies:

- Promote water efficiency through high-efficiency fixtures and landscaping standards
- Integrate sea level rise and flooding projections into infrastructure planning
- Strengthen long-term resilience strategies
- Coordinate with regional agencies on climate data and resilience planning
- Utilize latest climate science and vulnerability assessments
- Reduce heat and improve comfort in public and private spaces

RECREATION/OPEN SPACE



BOYNTON BEACH 2050

PLANNING TODAY. THRIVING TOMORROW.

RECREATION/OPEN SPACE ELEMENT

- Classification and Inventory of Parks and Recreational Facilities
- Level of Service Analysis for Parks and Open Spaces throughout the City.
- Commitment to Greenways, Blueways, and Preserving Natural Areas
- Future Parks



RECREATION/OPEN SPACE ELEMENT

Neighborhood Parks

The neighborhood park is a "walk to" park generally located along streets where people can walk or bicycle without encountering heavy traffic.

Community Parks

A community park is a "ride to" park located near major streets or arterials. It is designed to serve community residents within a radius of up to three miles. Multi-modal access to community parks is strongly encouraged. Multi-modal access can be enhanced by bike paths and pedestrian walkways.

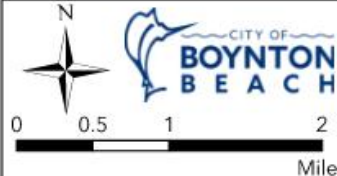
RECREATION/OPEN SPACE ELEMENT



MS.8 - RECREATION AND OPEN SPACE

LEGEND

- Boynton Beach Boundary
- I-95
- Railroad
- Recreation and Open Spaces



State of Florida, Palm Beach County Open GIS
 Portal, City of Boynton Beach
 Date: 12/5/2025

RECREATION/OPEN SPACE ELEMENT

PARK NAME FACILITY TYPE ACREAGE	FACILITY TYPE	ACRES
CURRENT PARKS		
Eco Park	Community	59.0
Ezell Hester, Jr. Community Park	Community	23.81
Wilson Park	Community	3.8
Sara Sims Park	Community	7.82
Intracoastal Park	Community	8.97
Barrier Free Park	Community	20.25
Betty Thomas Park	Neighborhood	2.33
Boynton Lakes Park	Neighborhood	7.94
Forest Hills Park	Neighborhood	3.59
Galaxy Park	Neighborhood	9.78
Hibiscus Park	Neighborhood	0.48
Knollwood Park	Neighborhood	3.01
Laurel Hills Park	Neighborhood	1.29
Meadows Park	Neighborhood	7.16
Pence Park	Neighborhood	2.89
Pioneer Canal Park	Neighborhood	0.76
Barton Memorial Park	Neighborhood	6.9
Jaycee Park	Neighborhood	5.31
Palmetto Green Park	Neighborhood	0.29
Subtotal		175.38 ₇₁

RECREATION/OPEN SPACE ELEMENT

Level of Service Analysis (2020)

The level of service (LOS) established in the Comprehensive Plan does not divide the requirements by park type. The two and half acres per 1,000 population adopted LOS for the City of Boynton Beach for parks.

Existing Acreage*	LOS Standard	2020 Population	Demand	Surplus
307.36	2.5/1,000	89,020	222.55	84.81

**The Existing Acreage includes Community Parks, Neighborhood Parks, Special Use, Conservations Lands, Urban Open/ Civic Space, Water/Beach Access, Future Parks, and some Indoor Facilities.*

RECREATION/OPEN SPACE ELEMENT

Level of Service Analysis (2045)

The City's current LOS requirements are based on the City requirements of two and a half (2.5) acres per 1,000 populations. Existing supply of City-owned and managed parks continue to show a sufficient surplus of park area for the current planning period and future planning periods

Existing Acreage*	LOS Standard	2045 Population	Demand	Surplus
307.36	2.5/1,000	108,039	270.1	37.26

**The Existing Acreage includes Community Parks, Neighborhood Parks, Special Use, Conservations Lands, Urban Open/ Civic Space, Water/Beach Access, Future Parks, and some Indoor Facilities.*

RECREATION/OPEN SPACE ELEMENT

Updated Goal:

Updated Goal 5

- Create an interconnected system of parks, greenways, and open spaces
- Ensure accessibility, safety, and resilience
- Enhance quality of life for residents and visitors
- Support future population growth through 2050
- Protect natural resources through park and open space planning

RECREATION/OPEN SPACE ELEMENT

Updated Objectives:

Objective 5.2 – Access to Parks

- Improve multimodal access to parks, recreation, and waterfront areas
- Enhance connectivity for pedestrians, bicyclists, and vehicles
- Ensure equitable access across the community

Objective 5.3 – Park Facilities & Standards

- Plan for park and recreation needs based on population growth
- Maintain level of service standards for facilities
- Ensure parks and recreation improvements keep pace with development

RECREATION/OPEN SPACE ELEMENT

Updated Policies:

- Provide a diverse range of recreation programs for all age groups and abilities
- Monitor and adapt programs to meet community needs
- Maintain a GIS-based inventory of parks, facilities, and amenities
- Implement Parks and Recreation Master Plan projects and update regularly
- Identify and acquire land to expand parks and open space

COASTAL MANAGEMENT

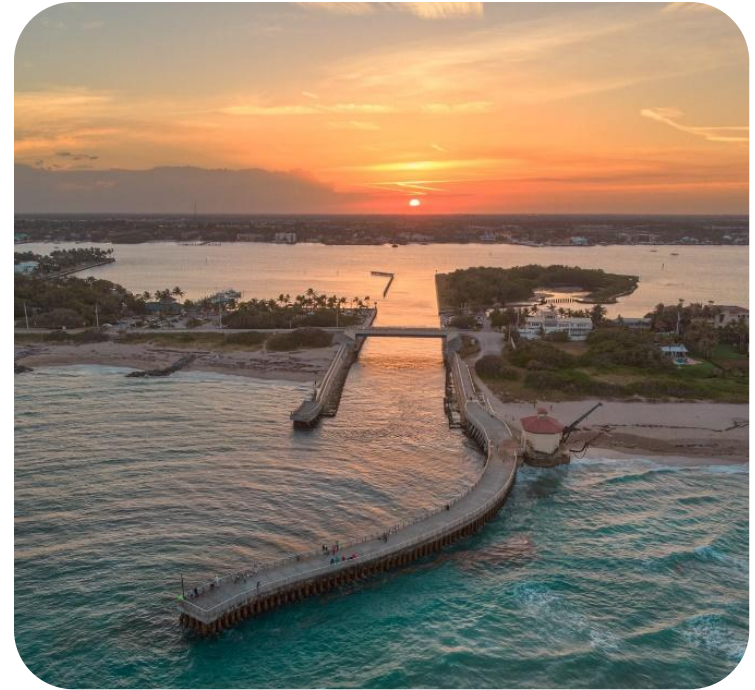


BOYNTON BEACH 2050

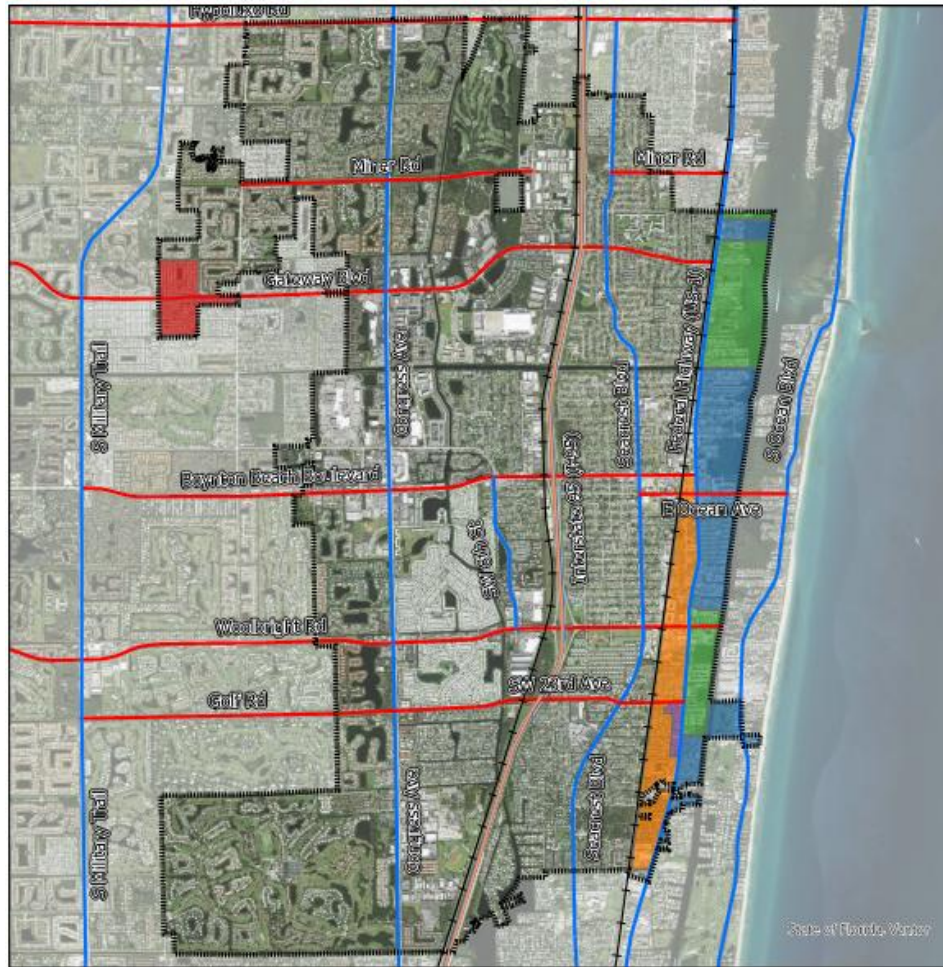
PLANNING TODAY. THRIVING TOMORROW.

COASTAL MANAGEMENT ELEMENT

- Coastal Infrastructure and Natural Resources Analysis
- Analysis of Disaster Planning Issues and Hazard Reduction
- Sea Level Rise Impact Projections for Publicly-Financed Construction
- Resilient Florida (Sec. 380.093, F.S., 2021), National Flood Insurance Program (NFIP), Community Rating System (CRS),



COASTAL MANAGEMENT ELEMENT



MS.16 - EVACUATION ROUTES AND ZONES

Legend

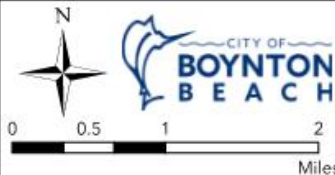
Boynton Beach Boundary
 I-95
 Railroad

Evacuation Zone

ZONE A
 ZONE B
 ZONE C
 ZONE D
 ZONE E

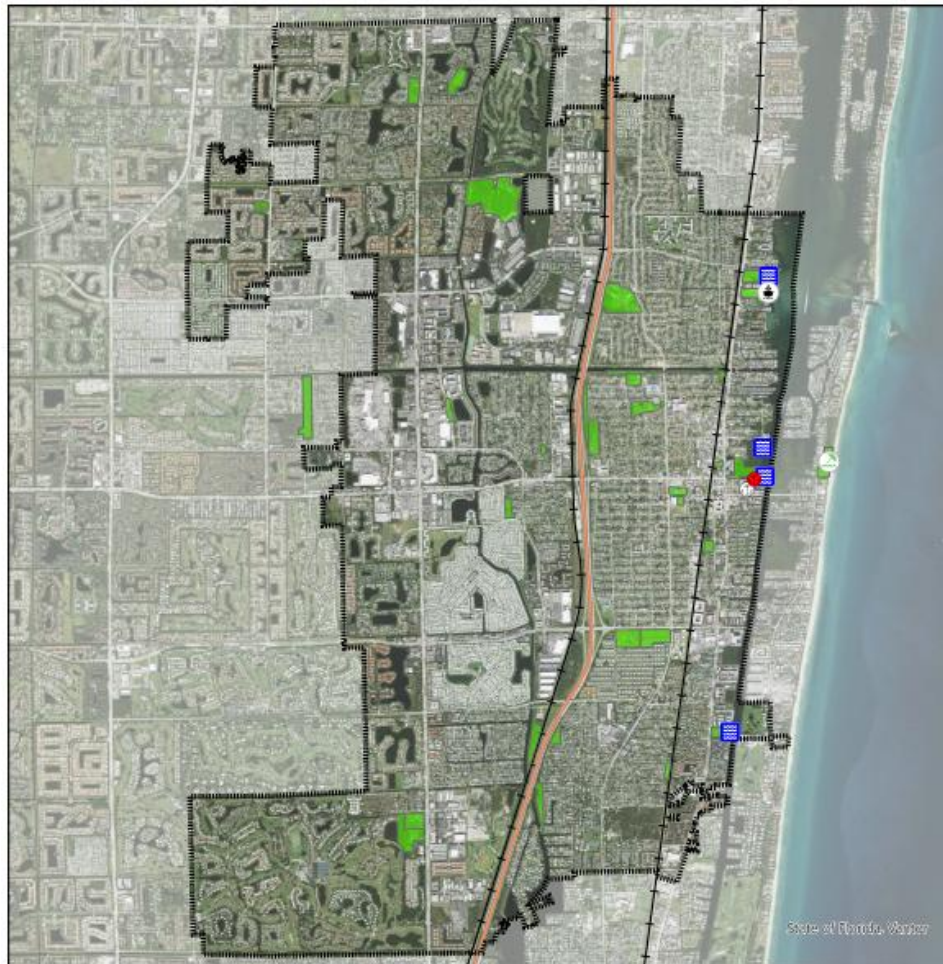
Evacuation Routes

East - West
 North - South



State of Florida, Palm Beach County Open GIS
 Portal, City of Boynton Beach
 Date: 12/5/2025

COASTAL MANAGEMENT ELEMENT



MS.17 - FACILITIES PROVIDING WATER ACCESS

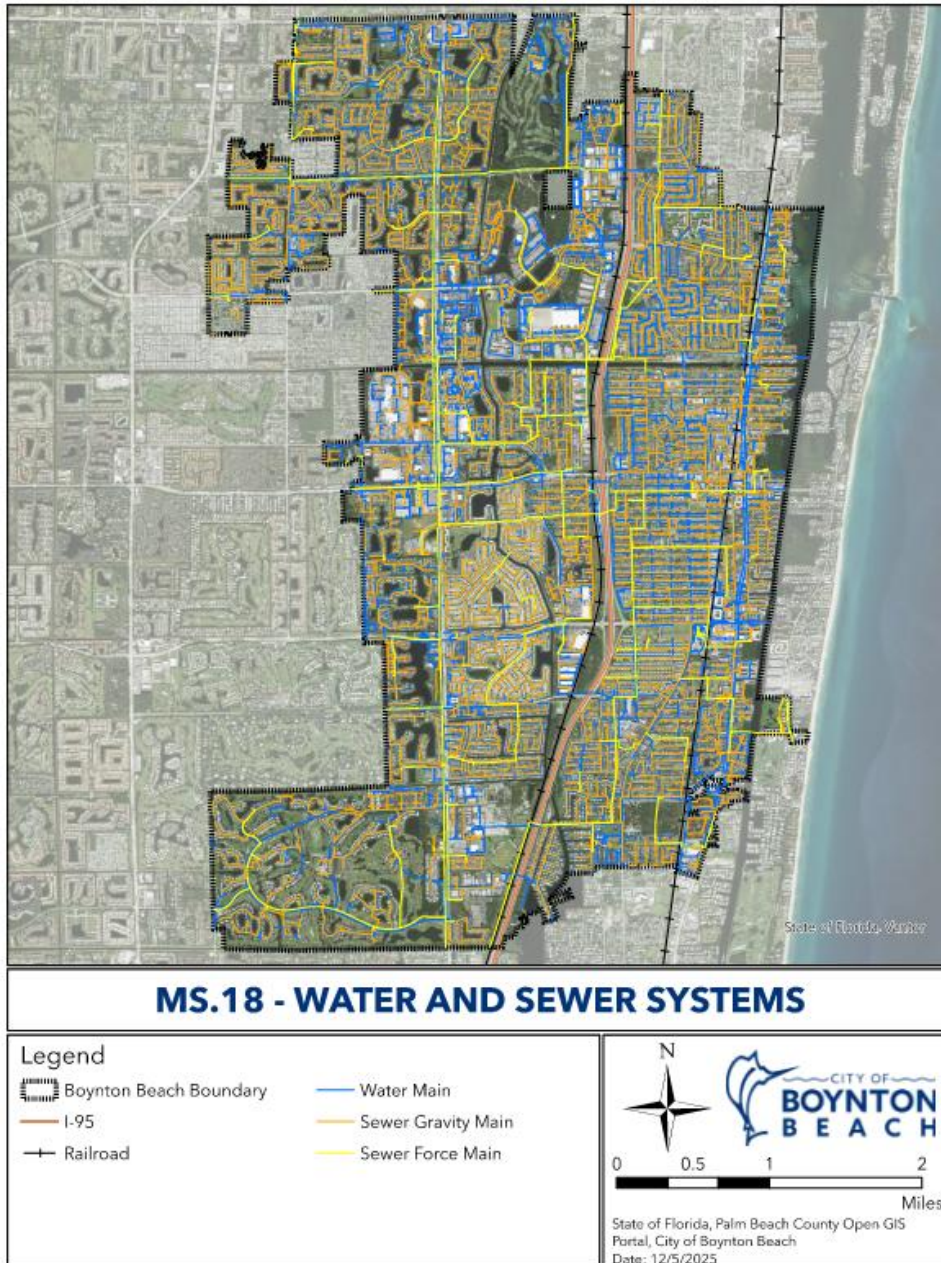
Legend

- Boyonton Beach Boundary
- I-95
- Railroad
- Recreation Facilities

- Marinas and Access Points
- Beach Access
- Boat Ramp
- Intracoastal Waterway Access
- Private Marina
- Public Marina



COASTAL MANAGEMENT ELEMENT



COASTAL MANAGEMENT ELEMENT

Updated Goal 7:

- Protect public safety and reduce risk from coastal hazards
- Limit public investment in high-risk areas
- Preserve coastal, marine, and estuarine resources
- Support resilient redevelopment patterns
- Enhance public access and recreational opportunities
- Strengthen long-term coastal resilience through 2050

COASTAL MANAGEMENT ELEMENT

Updated Objectives:

Objective 7.3 – Beaches & Dunes

- Protect, manage, and enhance beach and dune systems
- Minimize impacts from man-made structures
- Coordinate with federal, state, and regional partners

Objective 7.6 – Coastal Resilience

- Assess and reduce risks from coastal flooding and hazards
- Address sea level rise, storm surge, and high-tide events
- Promote resilient redevelopment and engineering solutions

COASTAL MANAGEMENT ELEMENT

Added/Updated Policies:

- Require coastal development to reduce flood risk and sea level rise impacts
- Pursue funding for infrastructure and engineering solutions to reduce coastal flooding
- Ensure water resource regulations align with regional permitting standards
- Integrate Climate Action Plan into the Comprehensive Plan

INTERGOV. COORDINATION



BOYNTON BEACH 2050

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INTERGOV. COORDINATION ELEMENT

This Element is Organized into Two (2) Principal Sections.

- **The First Section** provides an inventory of existing intergovernmental coordination arrangements between the City of Boynton Beach and other governmental entities.
- **The Second Section** provides an analysis of these arrangements and their current effectiveness.
- Overall: Coordination between Local, Regional, State, and Federal Agencies

INTERGOV. COORDINATION ELEMENT



State Regulations:

Florida Statutes Chapter 163: describes the provisions required within the Intergovernmental Coordination Element of the local comprehensive plan

Florida Statutes Chapter 187: Comprehensive Plan, contains many policies which impact intergovernmental coordination, including land use, public facilities, transportation, government efficiency, and plan implementation.



Other Agreements:

Interlocal Agreements: Allow governments to cooperate with one another in the performance of tasks, thereby reducing a duplication of services and possibly increasing cost efficiency.

Mutual-Aid Agreements: Mutual-aid agreements are in existence to assist the member entities in road maintenance, aid to libraries; water interconnects in times of need, dredging, public safety services, and social services.

INTERGOV. COORDINATION ELEMENT

Added/Updated Policies:

- Coordinate with regional and local agencies on comprehensive planning
- Support intergovernmental coordination and conflict resolution
- Participate in regional transportation planning (MPO)
- Use regional plans to guide updates to City transportation planning

ECONOMIC DEVELOPMENT



BOYNTON BEACH 2050

PLANNING TODAY. THRIVING TOMORROW.

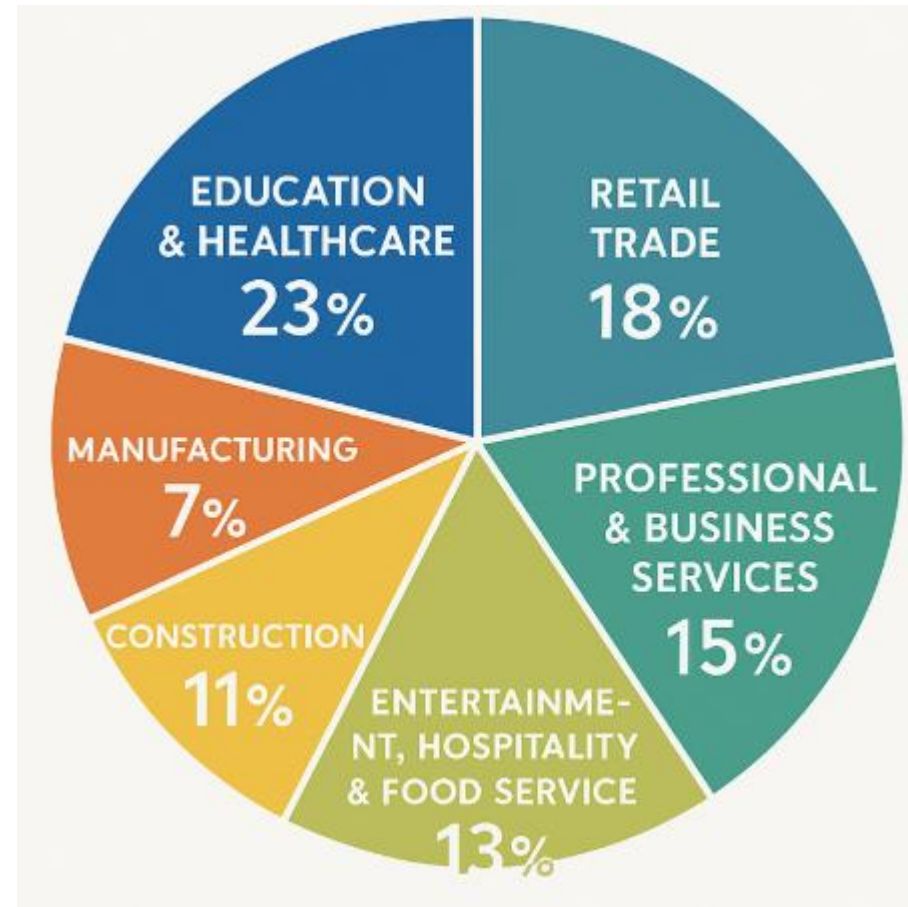
ECONOMIC DEVELOPMENT ELEMENT

- Create Conditions for a Prosperous, Inclusive, and Sustainable Economy
- Integrate with City's Economic Development Strategic Plan (2025-2035)
- Focus on Innovation, Inclusivity, and Quality of Life
- Framework: LIVE, LEARN, WORK, PLAY



Employment & Business Base – WORK

- Civilian employment: 42,000 jobs (+15% since 2010)
- Top occupations: Management, business, science (36.6%), Services (24.8%)
- BBCRA: \$3.3M+ in business grants supporting 100+ local businesses
- Target industries: Marine tech, healthcare, creative industries, green construction



ECONOMIC DEVELOPMENT ELEMENT

Key Challenges & Opportunities

Challenges:

Housing affordability

Workforce alignment

Infrastructure needs

Climate resilience

Opportunities:

Infill housing & mixed-income redevelopment

Expand workforce training

Invest in digital & mobility systems

Additional office space and employment opportunities

ECONOMIC DEVELOPMENT ELEMENT

Added Goal 10:

- Promote a diversified and resilient local economy
- Support job creation and private investment
- Strengthen the City's commercial tax base
- Maintain community character and quality of life
- Plan for long-term economic sustainability through 2045

ECONOMIC DEVELOPMENT ELEMENT

Added Objectives:

- Support a business-friendly environment and small business growth
- Strengthen economic vitality in key areas (downtown, waterfront, corridors)
- Enhance workforce development through education and job training
- Align workforce programs with target industries
- Promote redevelopment and mixed-use activity centers
- Ensure infrastructure and regulations support economic growth
- Improve efficiency and predictability of development processes

ECONOMIC DEVELOPMENT ELEMENT

Added Policies:

- Retain and expand existing businesses while attracting new investment
- Support job growth and economic opportunities
- Partner with local institutions to expand workforce training
- Focus on high-demand and emerging industries
- Advance redevelopment in key areas (downtown, waterfront, districts)
- Improve permitting and development review processes
- Track economic trends through annual reporting
- Monitor growth, jobs, and tax base performance

Private Property Rights



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PRIVATE PROPERTY RIGHTS ELEMENT

Highlighted Goals, Objectives, & Policies:

- Protect constitutionally recognized private property rights
- Consider property rights in local decision-making
- Affirm rights to own, use, and improve property
- Protect rights to privacy and exclude others
- Allow property owners to transfer or dispose of property

CHALLENGES OF FLORIDA SENATE BILL 180 (2025)



**BOYNTON
BEACH 2050**
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STATE EMERGENCY MANAGEMENT LEGISLATION

- Applies to Local Governments in Counties Under Federal Disaster Declarations
- Effective retroactive to August 1, 2024
- In Effect through October 1, 2027

What Does This Restrict?

- Prohibits Adoption of more Restrictive or Burdensome:
 - Comprehensive Plan Amendments
 - Land Development Regulations (LDRs)
 - Permitting or Development Review Processes
- Applies Regardless of Whether Changes are Related to Storm Damage



CHALLENGES FOR EAR-BASED PLAN AMENDMENTS

- Many Recommendations Involve:
 - Resilience Standards
 - Environmental Protections
 - Floodplain and Coastal Policies
- These Updates May Be Interpreted As “More Restrictive” Under SB 180

Current Planning Uncertainty...

- Limited Guidance from the State on What is Allowed
- Pending Litigation Challenging SB 180’s Scope and Constitutionality
- Cities Statewide are Delaying, Modifying, or Segmenting Plan Updates

Key Risk = Policy Improvements could be legally challenged or invalidated...

WHAT THIS MEANS FOR OUR COMPREHENSIVE PLAN?

1. Policy Updates must be carefully Evaluated for SB 180 Compliance
2. Some Recommendations may need to be:
 - Deferred
 - Narrowly Tailored
 - Structured as Non-regulatory Policy Direction
3. Ongoing Coordination with Legal Counsel and State Review Agencies is Critical

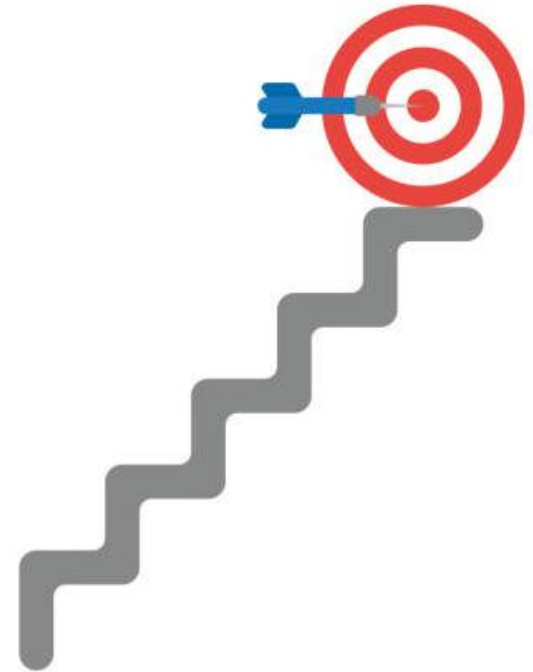
STEPS IN THE PROCESS



After transmittal, the State will review and issue a report; then, Project Team will update document. City Commission Adoption (Second Reading).

NEXT STEPS

- Integrate Today's Feedback into Draft Elements
- Finalize Draft Comprehensive Plan
- Transmittal to State and Agencies
(60 days to receive the Objections and Comments (ORC))





Thank you!

**Let's discuss
priorities for
Boynton Beach's
future!**