



City of Boynton Beach Agenda Item Request Form

Meeting Date: 04/15/2025

Modification to the Development Order for the approved Pulte Cottage District New Master Plan (NMP-2023.06.4139) and New Major Site Plan (NWSP-2023.06.4139)

Requested Action: Approve Modification to Development Order (GA 25-9900001), amending the Conditions of Approval (COA) associated with the approved Pulte Cottage District New Master Plan (NMP-2023.06.4139) and New Major Site Plan (NWSP-2023.06.4139) applications.

Explanation of Request:

The Pulte Cottage District is an approved Infill Planned Unit Development (IPUD) located within the Heart of Boynton District, as defined by the CRA Community Redevelopment Plan. The development consists of 19 single-family units and 22 townhome units, all dedicated to workforce housing. This commitment is outlined in the recorded restrictive covenant (Exhibit "C": Master Declaration of Restrictive Covenant with the Palm Beach County Workforce Housing Program). The project was approved by the City of Boynton Beach City Commission on February 6, 2024.

The applicant is requesting a modification to the original Development Order (Exhibit "A" – Original Development Order) to amend Planning and Zoning Condition of Approval (COA) #3. Attached is the applicant's Justification Statement (Exhibit "B" – Justification Statement), which provides further details on the request. Below is the proposed amendment to COA #3:

COA #3: The project's approval is conditioned upon its participation in the Palm Beach County City's Workforce Housing Program (Part III, Chapter 1, Article V, Section 2).

This amendment would require the Pulte Cottage District to participate solely in the Palm Beach County Workforce Housing Program, removing the dual requirement to also participate in the City's program. The applicant asserts that the County program already includes essential affordability provisions, such as a 15-year (recurring) restrictive covenant and rental restrictions. Additionally, participation in the County program provides down payment assistance to buyers and simplifies enforcement by eliminating duplicative restrictions. The applicant further notes that this approach is in alignment with the purchase and sale agreement with the Boynton Beach Community Redevelopment Agency (CRA), which mandates participation in the County's Workforce Housing Program.

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

Account Line Item and Description: N/A

Fiscal Impact: N/A

Attachments:

Staff Report - Modification to Development Order

Exhibit A - Original Development Order with COA

Exhibit B - Justification Statement

Exhibit C - Pulte Cottage District Recorded Restrictive Covenant

Development Order with Amended Conditions of Approval