Public Hearing 6 P.M. or as soon thereafter as the agenda permits. The City Commission will conduct these public hearings in its dual capacity as Local Planning Agency and City Commission.
03/ 3/2026

City of Boynton Beach
Agenda Item Request Form

Meeting Date: 03/ 3/2026

Proposed Ordinance No. 26-008- First Reading- An Ordinance of the City Commission of the City of Boynton Beach, Florida, amending Ordinance No. 89-38 by amending the Future Land Use Map of the City of Boynton Beach, Florida, for an approximately 0.91-acre parcel of real property generally located at 3045 North Federal Highway, by changing the future land use classification from Palm Beach County Future Land Use designation of Commercial High with an underlying MR-5 (CH/5) to Special High Density Residential (SHDR); declaring the proposed amendment to the future land use map to be consistent with all other elements of the comprehensive plan of the City; providing for severability, conflicts, and providing for an effective date.

Requested Action: Staff recommends approval of Proposed Ordinance No. 26-008, at first reading.

Explanation of Request:

The subject area is located in unincorporated Palm Beach County and is contiguous to the City of Boynton Beach on the north and west boundaries. The site currently has a Palm Beach County Future Land Use (FLU) designation of CH/5 and is zoned Palm Beach County CG. The parcel is currently developed with several cottage-type structures. The applicant has submitted an application to voluntarily annex the property into the City of Boynton Beach and change the future land use and zoning to SHDR (Special High Density Residential) and IPUD (Infill Planned Unit Development), respectively. The site is located within the UCDO (Urban Commercial District Overlay). If approved, it would permit this location to redevelop as a multi-family type product with two (2) duplexes and one (1) 6-plex, outdoor kitchen, pool, cabana, and other site improvements.

An application for voluntary annexation must be accompanied by a Future Land Use Map Amendment and Rezoning. As such, the application is requesting a FLU designation of SHDR and a zoning classification of IPUD. The application is accompanied by a Master Plan for the IPUD zoning district, as required under Part III, Chapter 2, Article II, Section 2.D.1e. A master plan is required when a privately initiated application is made to rezone lands to a planned zoning district.

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

Account Line Item and Description: N/A

Fiscal Impact: N/A

Attachments:
Ord. 26-008 Agenda_Item_4289-2026_The_Hammocks_-_FLUM.docx
Staff Report- The Hammocks at Boynton Beach.doc
Exhibit A - Legal and Sketch.pdf
Exhibit B - Hammocks at Boynton Beach - Existing and Proposed FLUM.pdf
Exhibit C - Hammocks at Boynton Beach - Project Narrative.pdf
Agenda Item 4289-2026_Business Impact Estimate.docx