



City of Boynton Beach Agenda Item Request Form

Meeting Date: 07/ 7/2026

Proposed Ordinance No. 26-019- Second Reading, An Ordinance of the City Commission of the City of Boynton Beach, Florida, Amending Chapter 3, Article III, Section 8.E Downtown Transit-Oriented Development District (DTODD) Overlay to remove language in regards to density allowance of units 750 square feet or less to count as one-half (1/2) a unit, as well as general cleanup of the overall article.

Requested Action: Staff recommends approval of Proposed Ordinance No. 26-019 at Second Reading.

Explanation of Request:

The current Land Development Regulations allow efficiency and one-bedroom units that are 750 square feet or less to be counted as one-half (0.5) dwelling unit for density calculations within mixed-use zoning districts located within the Downtown Transit-Oriented Development District (DTODD) overlay. While originally intended to encourage smaller housing options, this provision may unintentionally incentivize developments with a disproportionate number of small units in order to increase the total number of units permitted on site. This would have the effect of achieving densities on properties within DTODD overlay that may be well in excess of the intended maximum density of the zoning district.

Staff finds that this outcome can reduce the diversity of unit sizes and increase residential intensity beyond what is generally anticipated by the established density limits. Removing this provision would ensure that each dwelling unit is counted as one unit toward density calculations, thereby promoting a more balanced mix of housing types and maintain consistency with the intended density framework of the zoning district.

Furthermore, staff conducted general cleanup of the overall article. Cleanup items include incorrect references, enhancing language consistency throughout the code, and typos.

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

Account Line Item and Description: N/A

Fiscal Impact: N/A

Attachments:

Ord. 26-019 Agenda_Item_4447-2026_-_Amending_DTODD__1_.docx

Staff Report - DTODD.docx

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