

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.
08/20/2024



City of Boynton Beach Agenda Item Request Form

Meeting Date: 08/20/2024

Proposed Ordinance No. 24-014- Second 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 a portion of an approximately .60 acre parcel of real property located at 500 northeast 21st avenue, Boynton Beach, Florida, by changing the future land use classification from medium density residential (MEDR) to local retail commercial (LRC); 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. Proposed Ordinance No. 24-015- Second Reading- An Ordinance of the City Commission of the City of Boynton Beach, Florida, amending Ordinance No. 02-013 to rezone an approximately .60 acre parcel of real property located at 500 northeast 21st Avenue, Boynton Beach, Florida, from multi-family residential (R3) to neighborhood commercial (C2); declaring the proposed amendment to be consistent with 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. 24-014 and Ordinance No. 24-015, on Second Reading.

Explanation of Request:

The Veterans of Foreign Wars (VFW) Post 5335 has been operational at its current location since 1985. Situated on a 0.60-acre lot, the site features a single-story building erected in the same year, spanning approximately 3,067 square feet. Since its inception, VFW Post 5335 has served as both a restaurant and meeting hall for its members and local veteran families.

The property exhibits a unique zoning and land use scenario: the eastern half is classified as Local Retail Commercial (LRC), while the western half is classified as Medium Density Residential (MEDR). Currently, the entire property is zoned as Multi-family Residential (R3), which does not correspond with the Future Land Use (FLU) of the eastern portion and does not support the existing use. This split in Future Land Use (FLU) classifications may have originated from past area-wide Future Land Use Map (FLUM) amendments, rezonings, or property subdivisions.

The property is under contract with a new business that proposes a change in the building's use to operate a takeout restaurant with an accessory catering component. To facilitate this change, the applicant seeks a modification of the land use classification to categorize the entire parcel as LRC. Additionally, the applicant requests a rezoning of the property to Neighborhood Commercial (C2), a zoning designation consistent with the LRC land use classification. These amendments to the FLUM and rezoning are not linked to any physical alterations to the site.

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

Fiscal Impact: N/A

Attachments:

[Ord._24-014 VFW_Boynton_Future_Land_Use_Map_Amendment_Ordinance.docx](#)

[Ord. 24-015 VFW_Boynton_Rezoning_Ordinance.docx](#)

[Staff Report.pdf](#)

[Exhibit A - Location Map](#)

[Exhibit B - Existing Future Land Use](#)

[Exhibit C - Proposed Future Land Use](#)

[Exhibit D - Existing Zoning](#)

[Exhibit E - Proposed Zoning](#)

[Exhibit F - Justification Statement](#)

[Exhibit G - Survey.pdf](#)

[Business_Impact_Estimate.pdf](#)