

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.
03/23/2026



City of Boynton Beach Agenda Item Request Form

Meeting Date: 03/23/2026

Proposed Ordinance No. 26-001 - Second Reading, An Ordinance of the City Commission of the City of Boynton Beach, Florida, Voluntarily Annexing Approximately 0.91 Acres of Unincorporated Territory Into the Corporate Limits of the City Pursuant to Section 171.044, Florida Statutes; Providing for the Annexation of the Property Described Herein; Providing Publication of Notice of the Proposed Annexation; Directing the City Clerk to Record this Ordinance with the Clerk of the Circuit Court, with the Chief Administrative Officer of Palm Beach County, and with the Department of State; Providing a Business Impact Estimate; Providing for Codification; Conflicts; Severability; and an Effective Date.

Requested Action: Staff recommends approval of Proposed Ordinance No. 26-001, at second 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 per Part III, Chapter 2, Article II, Section 2.D.1e. A master plan shall be required when a privately-initiated application is made to rezone lands to a planned zoning district.

The master plan depicts the required information, depicting compliance with the zoning district regulations of Chapter 3, Article III, and site development standards described in Chapter 4 of the Land Development Regulations. The master plan also included diagrams that illustrate the location of uses and density on the site, including bubble diagrams, height, massing, and density of the proposed development.

Review of the proposed annexation by staff finds the application meets the statutory conditions: the parcel is contiguous to the City boundary and “reasonably compact” in that it does not create enclaves or pockets.

Voluntary annexations are regulated by Chapter 171.044, Florida Statutes; additional directions regarding the process are contained in the Palm Beach County Ordinance 2007-018. Pursuant to these requirements, on September 19, 2025, staff sent a preliminary notification of the proposed annexation to the Palm Beach County Administrator and Planning Director, and on January 22, 2026, a notification of the Public Hearing was sent via certified mail. Comments will be provided to the City Commission once received.

How will this affect city programs or services? If approved, the City would be responsible for all services including but not limited to Police, Fire, and Solid Waste. All applicable departments have reviewed this application and currently have the necessary resources to service this area.

Account Line Item and Description: N/A

Fiscal Impact: N/A

Attachments:

[Ord._26-001_Annexation_-_Hammocks_at_Boynton_Beach_-_Draft.docx](#)

[Staff Report- The Hammocks at Boynton Beach.doc](#)

[Exhibit A - Legal and Sketch.pdf](#)

[Exhibit B - Contiguity Map.pdf](#)

[Exhibit C - Hammocks at Boynton Beach - Existing and Proposed FLUM.pdf](#)

[Exhibit D - Hammocks at Boynton Beach - Existing and Proposed Zoning.pdf](#)

[Exhibit E - Hammocks at Boynton Beach - Project Narrative.pdf](#)

[Exhibit F - Petition for Voluntary Annexation.pdf](#)

[Exhibit G - SCAD Letter.Annexation of 3045 N Federal Hwy.signed.pdf](#)