

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. 26-011- First Reading, An Ordinance of the City Commission of the City of Boynton Beach, Florida, Amending Chapter 3, Article III, Section 5.C Building and Site Regulations; and Chapter 4, Article IX, Section 6 Historic Preservation Requirements to remove all references to "potentially significant" sites and the List of Potentially Significant Sites; providing for codification; conflicts; severability; and an effective date.

Requested Action: Staff recommends approval of Proposed Ordinance No. 26-011, at first reading.

Explanation of Request:

Staff is proposing to remove "List of Potentially Significant Sites" and "potentially significant" sites language from the Land Development Regulations.

The current language of the Land Development Code uses the term "potentially significant" sites and the List of Potentially Significant Sites located within four (4) areas of the Code. The stated language treats any site that could be considered potentially significant in the same way as a site designated historic. However, to be designated historic, a property owner must seek designation through a formal process. The additional requirements on a property owner who does not intend to seek designation pose issues for future development for property owners who wish to redevelop or modify an existing structure that does not carry a historic designation, nor do they wish to seek designation.

Furthermore, during the City Commission's decision at the August 6, 2024, Hearing, six (6) "potential sites" were brought before the City Commission at the recommendation of the Historic Resources Preservation Board for local historic designation. City Commission unanimously rejected the nominations on the grounds that each property owner should have the right to seek historic designations rather than the local government imposing the designation. The City Commission directed staff to contact potential properties of the process to seek designation.

Because the Code currently requires properties identified as “potentially significant,” or those included on the List of Potentially Significant Sites, to comply with certain historic preservation regulations, these provisions may inadvertently apply to property owners who have not sought historic designation. In some cases, these regulations may also limit the City’s ability to address Unsafe Buildings or restrict a property owner from demolishing a structure that does not have an official historic designation.

Staff is proposing to remove this language from the Land Development Regulations (LDRs) to reinforce the City Commission’s direction that historic preservation requirements should apply only to properties whose owners voluntarily seek historic designation. Properties that are merely identified as potentially significant should not be subject to additional historic preservation regulations unless formal designation is pursued. Staff will continue to notify owners of potentially significant sites about the historic designation process and will provide assistance if a property owner elects to pursue designation. Removing this language from the City Code will allow property owners to obtain building permits for renovations, remodels, or demolition without being subject to the same regulatory standards applied to officially designated historic properties, where such standards are not appropriate.

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

Account Line Item and Description: N/A

Fiscal Impact: N/A

Attachments:

[Ord 26-011 Agenda_Item_4351-2026_Potentially_Significant_Historic_Sites__Rev._3.10.26 \(2\).docx](#)

[Staff_Report](#)

[Attachment 1 - Chapter 3 - Article III - Sec 5.C.1 - Strikethrough.doc](#)

[Attachment 2 - Chapter 4 - Article IX - Sec 6.A.4 - Strikethrough.doc](#)

[Agenda_Item_4351-2026_Business_Impact_Statement_-_Proposed_Ordinance_No._26-XXX.docx](#)