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. 26-006- First Reading- Approve the Sara Sims Memorial Cemetery Future Land Use Map Amendment request from MeDR (Medium Density Residential) to PPGI (Public & Private Government/Institutional) consisting of approximately 0.94 acres, located at 201 Northwest 9th Court. Applicant: City of Boynton Beach.

Requested Action: Staff recommends approval of Proposed Ordinance No. 26-006, at first reading.

Explanation of Request:

The subject area is associated with the existing Sara Sims Memorial Cemetery and owned by the City of Boynton Beach. As additional plots are needed for the community, the proposal would be to develop the remainder of the site in conformance with concurrent review of a Major Site Plan. The property seeking the future land use map amendment (FLUM) and rezoning was previously privately owned and held different FLU and zoning designations that would not allow for a cemetery as a use. The FLUM and rezoning are required in order for the expansion to continue. The request is a FLUM from MeDR to PPGI consisting of 0.94 acres.

There is a concurrent site plan review for the remaining site, consisting of 2.76 acres. There are 150 child plots and 672 adult plots existing, with a proposal to add 116 child plots and 717 adult plots. There are additional proposed site improvements such as landscaping, a funeral procession area, relocation of the memorial monument plaque, and a flag pole to the northeastern most portion of the site.

There is one vacant lot that is not associated with this project that is not owned by the City of Boynton Beach. This existing lot is zoned R2 which, according to the Land Development Regulations, requires a Type 2 Urban Landscape Buffer, which would require a 12 to 15 foot buffer with landscaping, trees, and a 6 foot wall between these uses. As this site is vacant and unlikely to develop in this location, there is also a concurrent application for a Variance to remove the requirement for this type of buffer that would only affect the east, west, and south boundaries of the existing site and have negative effects for the full development of the

cemetery. Staff supports the variance as requested, as strict adherence to the requirements of the LDRs would have a negative impact on the overall area for a park and cemetery.

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

Account Line Item and Description: N/A

Fiscal Impact: N/A

Attachments:
Ord. 26-006 Agenda_Item_4280-2026 Sara_Sims_Memorial_Cemetery_-_FLUM.docx
Staff Report-FLUM-Rezoning-Sara Sims Memorial Cemetery.doc
Exhibit A - Legal and Sketch.pdf
Exhibit B - Existing and Proposed FLUM.pdf
Exhibit C - Justification Statement.pdf
Exhibit D - Location Map.pdf
Agenda Item 4280-2026_Business Impact Estimate.docx