City of Boynton Beach
Agenda Item Request Form

Meeting Date: 01/20/2026

Proposed Ordinance No. 26-002- First Reading. An Ordinance of the City of Boynton Beach, Florida, amending the Future Land Use Map for the northern approximately 0.72-acre portion of a 1.34-acre unified property located at 3047 N. Federal Highway, by changing the future land use designation from Special High Density Residential (SHDR) to General Commercial (GC); providing that the remaining approximately 0.61-acre portion of the property shall retain its Special High Density Residential (SHDR) future land use designation; declaring the amendment to be consistent with all other elements of the Comprehensive Plan of the City of Boynton Beach; providing for severability, conflicts, and providing for an effective date.

Requested Action: Staff recommends approval of Proposed Ordinance No. 26-002, at first reading.

Explanation of Request:

The subject property consists of three parcels that were previously unified under a recorded Unity of Title, creating a single 1.34-acre property. The unified property has remained vacant under its current SHDR (Special High Density Residential) future land use designation.

The applicant proposes to separate the property into two development areas. The northern approximately 0.72-acre portion, consisting of two existing parcels and a portion of a third parcel, is proposed for development of a new Josie's Restaurant. The southern approximately 0.61-acre portion of the remaining parcel is not proposed for development at this time and is intended to remain reserved for future consideration under a separate application.

To implement the proposed development configuration, the applicant has submitted a Request for Release of Unity of Title, which is being processed concurrently with the companion Future Land Use Map Amendment, Rezoning, and Major Site Plan applications. Approval of the Release of Unity of Title will enable the property to be replated and legally separated, consistent with the proposed land-use configuration.

Josie's Restaurant is a long-standing Boynton Beach establishment currently operating at 650 East Woolbright Road. Due to the loss of its existing location, the business is required to relocate. The proposed site provides an opportunity to retain a locally established business while encouraging reinvestment along the North Federal Highway corridor.

The requested Future Land Use Map Amendment would change the future land use designation of the northern portion of the property to GC (General Commercial) to permit the proposed restaurant use and ensure consistency with the companion development applications. The property is located within the Urban Commercial Overlay District, which supports commercial development and reinvestment along major transportation corridors. The proposed land use change is consistent with these objectives. The legal description of the property subject to the Future Land Use Map Amendment is provided in Exhibit "A."

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

Account Line Item and Description: N/A

Fiscal Impact: N/A

Attachments:
Ord. 26-002 Agenda_Item_4116-2026_-_Proposed_Ordinance_-_FLUM_-_SHDR_to_GC.docx
Staff Report - FLUM REZN - 2025.05.3470 - Josie's Restaurant
Exhibit A - Tract 1 Legal Discription.pdf
Exhibit B - FLU, Existing and Proposed.pdf
Exhibit C - Justification Statement, FLUMA and Rezoning.pdf
Agenda_Item_4416-2026_-_Business-impact-estimate.docx