

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.
01/20/2026



City of Boynton Beach Agenda Item Request Form

Meeting Date: 01/20/2026

Proposed Ordinance No. 25-042- 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 an approximately 64.54 acre parcel of real property generally located west of High Ridge Road between Hypoluxo Road and Miner Road, by changing the future land use designation from LDR (Low Density Residential) to R (Recreation); 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.

Requested Action: Staff recommends approval of Proposed Ordinance No. 25-042, at second reading.

Explanation of Request:

The subject area is located west of High Ridge Road and situated between Hypoluxo Road to the north and Miner Road to the south. The overall site consists of 234.46 acres and has a golf course, clubhouse, and other site amenities. While the entire site is under single ownership, the current configuration consists of three (3) parcels and an undeveloped section of right-of-way. The section of right-of-way has a concurrent application for an abandonment. The remaining three (3) parcels do not have a consistent future land use designation, consisting of R and LDR.

The large portion of the subject site, located within the REC zoning district, permits the golf course and related structures, however the two parcels, consisting of 64.54 acres, located to the south and east are within the R-1-AA zoning district which does not permit a golf course as a use. While a portion of the golf course is located within the residential zoning district, this area would be considered to be a non-conforming use. Any modifications or expansions of the golf course within the R-1-AA zoning district would require a rezone.

The 64.54 acres in consideration is located within Environmentally Sensitive Lands both A and B-rated. The City of Boynton Beach's Comprehensive Plan outlines policies in regard to

managing and protecting these areas, as defined below in the section 'Review Based on Criteria for Future Land Use Map and Rezone'.

As the applicant is proposing to expand the golf course and modify aspects of landscaping, and the current pond locations that are located within the R-1-AA zoning district, staff advised the requirement for the Future Land Use Map amendment and Rezone. The only portion to be affected will be the 64.54 acres currently designated R on the future land use map and zoned R-1-AA.

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

Account Line Item and Description: N/A

Fiscal Impact: N/A

Attachments:

[Ord._25-042_-_High_Ridge_Country_Club_-_FLUM.docx](#)
[Staff_Report_-_High_Ridge_FLUM_and_Rezone_Final\(1\).doc](#)
[Attachment 1 - Exhibit A - High Ridge CC - Legal Description and Sketch.pdf](#)
[Attachment 2 - Future Land Use Map - Existing - Proposed.pdf](#)
[Attachment 3 - High Ridge CC - FLUM - Plan Set.pdf](#)
[Attachment 4 - Survey.pdf](#)
[Attachment 5 - FLUA Traffic Statement.pdf](#)
[Attachment 6 - Environmentally Sensitive Lands.pdf](#)
[Agenda Item 3931-2025 - Business-impact-estimate.docx](#)