

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.

10/21/2025



City of Boynton Beach Agenda Item Request Form

Meeting Date: 10/21/2025

Variance request to grant a reduced rear yard setback to 9.1 feet where 20 feet is required.

Requested Action: Approval of a variance request from Part III, Chapter 3, Article III, Section 1.C (Table 3.2) and Part III, Chapter 3, Article III, Section 3.C.3 (Table 3-17) to grant a reduction of a rear yard setback of 9.1 feet where 20 feet is required.

Explanation of Request: The existing area is located in unincorporated Palm Beach County. There is a concurrent applications are for the Curaleaf Florida LLC Annexation, Future Land Use Map Amendment, and Rezone. The concurrent request for zoning designation to C-3 requires a rear yard setback of 20 feet, unless rear yard access is available from a public street or alley, rear yard setback may be decreased by one-half (1/2) of the width of the street or alley. There is a canal at the rear of the property, however there is no rear yard access from a public street or alley, therefore the reduction is not applicable. The structure is existing and previous approvals would have been conducted by Palm Beach County. In order for the applicant to meet the requirements for the associated Annexation, Future Land Use Map Amendment, and Rezone, the variance is required. As the canal still provides adequate separation, there are no negative impacts inspected by granting this request.

How will this affect city programs or services? See Curaleaf Florida LLC Annexation for full analysis.

Account Line Item and Description: N/A

Fiscal Impact: See Curaleaf Florida LLC Annexation for full analysis.

Attachments:

[Staff Report - Curaleaf_Florida LLC.doc](#)

[Attachment 1 - Rear Setback Variance Request - Project Statement](#)

[Attachment 2 - Site Plan for Variance Request](#)

[Development Order - Variance.docx](#)