

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

Proposed Ordinance No. 25-032- 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 0.36 acre parcel of real property located at 3604 Boynton Beach Boulevard, by changing the future land use classification from Palm Beach County's Commercial High with an underlying MR-8 (CH/8) to City of Boynton Beach's Local Retail Commercial (LRC); 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. 25-032, at second reading.

Explanation of Request: The existing area is located in unincorporated Palm Beach County, which has contiguity with the City of Boynton Beach on the eastern boundary. The site currently has a Palm Beach County Future Land Use designation of Commercial High, with an underlying MR-8 (CH/8), and is zoned Palm Beach County's Commercial High Office (CHO). The application submitted is an application to voluntarily annex the property into the City of Boynton Beach and change the Future Land Use Map to Local Retail Commercial (LRC), which would permit the requested uses at this location.

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:

[Proposed Ordinance No. 25-032- Curaleaf Florida Annexation -
_Future_Land_Use_Map_Amendment_Ordinance.docx](#)

[Staff Report - Curaleaf Florida, LLC](#)

[Exhibit A - Curaleaf Florida LLC Annexation - Legal Description and Survey](#)

[Exhibit B - Existing and Proposed Future Land Use Map](#)

[Business-impact-estimate_Agenda Item 3708-2025.docx](#)

