City of Boynton Beach
Agenda Item Request Form

Meeting Date: 01/20/2026

Proposed Ordinance No. 26-003- First Reading, An Ordinance of the City Commission of the City of Boynton Beach, Florida, amending the Official Zoning Map of the City of Boynton Beach, Florida, for the northern approximately 0.72-acre portion of a 1.34-acre unified property generally located at 3047 N. Federal Highway, by changing the zoning designation from IPUD (Infill Planned Unit Development) to C-3 (Community Commercial); providing that the remaining approximately 0.61-acre portion of the property shall retain its IPUD zoning designation; providing for severability, conflicts, and providing for an effective date.

Requested Action: Staff recommends approval of proposed Ordinance No. 26-003, at first reading.

Explanation of Request:

The subject property comprises three parcels previously unified under a recorded Unity of Title, creating a single 1.34-acre parcel. The unified property has remained vacant under its existing IPUD (Infill Planned Unit Development) zoning.

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 Rezoning, Future Land Use Map Amendment, and Major Site Plan applications. Approval of the Release of Unity of Title will allow the property to be replated and legally separated, consistent with the proposed zoning 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 restaurant while encouraging reinvestment along the North Federal Highway corridor.

The requested Rezoning would change the zoning designation of the northern portion of the property to C-3 (Community 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 zoning change is consistent with these objectives. The legal description of the property subject to the rezoning 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 26-003 Agenda_Item_4135-2026_-_Proposed_Ordinance_-_Rezoning_IPUD_to_C-3.docx
Staff_Report_-_FLUM__REZN-2025.05.3470_-_Josie_s_Restaurant__3047_N_Federal_Hwy (1).docx
Exhibit A - Tract 1 Legal Discription sketch.pdf
Exhibit B - Zoning, Existing and Proposed.pdf
Exhibit C - Justification Statement, FLUMA and Rezoning.pdf
Agenda_Item_4135-2026_-_Business-impact-estimate.docx