City of Boynton Beach
Agenda Item Request Form

Meeting Date: 02/10/2026

Proposed New Major Site Plan (NWSP-2025.05.3470) for a new 4,733-square-foot structure for Josie's Restaurant at 3047 N Federal Highway, subject to the approval of the companion Future Land Use Map Amendment and Rezoning Requests. This item was tabled at the January 20, 2026, City Commission Meeting.

Requested Action: Staff recommends approval of the Major Site Plan (NWSP-2025.05.3470).

Explanation of Request:

The subject property consists of three parcels previously unified under a recorded Unity of Title, forming a single 1.34-acre property. The property has remained vacant under its existing SHDR (Special High Density Residential) future land use designation and IPUD (Infill Planned Unit Development) zoning district.

The New Major Site Plan is submitted concurrently with companion Future Land Use Map Amendment, Rezoning, and Release of Unity of Title applications to establish the appropriate commercial entitlement and legal parcel configuration for the proposed restaurant. Specifically, the applicant requests to rezone the northern 0.72 acres from IPUD with an SHDR future land use designation to C-3 (Community Commercial) zoning with a GC (General Commercial) future land use designation. A replat is required to implement the proposed development and establish the legal parcel configuration.

The two portions of the site are designed to function independently, with shared access to North Federal Highway and shared utility infrastructure as required.

The site is located within the Urban Commercial Overlay District, which encourages pedestrian-oriented design, enhanced landscaping, and reinvestment along major corridors. The proposed site plan reflects these objectives by orienting the building toward North Federal Highway, locating parking to the side and rear, providing a pedestrian zone along the frontage,

and incorporating an Art in Public Places feature.

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

Account Line Item and Description: N/A

Fiscal Impact: N/A

Attachments:
Development Order - Major Site Plan Modification (NWSP 2025.05.3470).doc
Staff Report - Major Site Plan Modification (NWSP 2025.05.3470) - Josie's Restaurant, 4037 N Federal Hwy..docx
Exhibit A - Location Map - (NWSP 2025.05.3470) - Josie's Restaurant, 4037 N Federal Hwy..pdf
Exhibit B - Justification Statement - (NWSP 2025.05.3470) - Josie's Restaurant, 4037 N Federal Hwy..pdf
Exhibit C- Project Plans - (NWSP 2025.05.3470) - Josie's Restaurant, 4037 N Federal Hwy..pdf
Exhibit D - Conditions of Approval (NWSP 2025.05.3470) - Josie's Restaurant, 4037 N Federal Hwy..docx