

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/ 7/2025



City of Boynton Beach Agenda Item Request Form

Meeting Date: 10/ 7/2025

Proposed Ordinance No. 25-033- First Reading, An Ordinance of the City Commission of the City of Boynton Beach, Florida, in association with the Curaleaf Florida LLC annexation, amending ordinance no. 02-013 to rezone approximately 0.36 acres of unincorporated territory located at 3604 Boynton Beach Boulevard, from Palm Beach County's Commercial High Office (CHO) to City of Boynton Beach's Community Commercial District (C-3); declaring the proposed amendment to be consistent with 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. 25-033, at first reading.

Explanation of Request: The existing area is located in unincorporated Palm Beach County that has contiguity with the City of Boynton Beach on the eastern boundary. The site is currently zoned Palm Beach County's Commercial High Office (CHO). While there is a concurrent application for annexation, a site is required to be rezoned to the City of Boynton Beach's zoning classification at the time of annexation. The request is for a rezone to City of Boynton Beach's Community Commercial (C-3) in association with the Curaleaf Florida LLC Annexation and is consistent with the current uses of the site and adjacent properties.

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

Account Line Item and Description: N/A

Fiscal Impact: See Curaleaf Florida LLC for full analysis.

Attachments:

[Ordinance_No._25-033- Curaleaf_Glorida_LLC_Annexation_-_Rezoning_CHO_to_C-3.docx](#)

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

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

[Exhibit B - Existing and Proposed Zoning Map](#)

[Business-impact-estimate_Agenda Item 3709-2025.docx](#)