

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.
02/17/2026



City of Boynton Beach Agenda Item Request Form

Meeting Date: 02/17/2026

Major Site Plan Modification (MSPM 2025.07.4717) for Estancia at Boynton Beach Homeowners Association, Inc. located at 3200 Estancia Lane.

Requested Action: DENIAL of the request for a Major Site Plan Modification (MSPM 2025.07.4717) application to construct a 6-foot fence in Estancia at Boynton Beach Homeowners Association, Inc. located at 3200 Estancia Lane. However, if the Commission approves the proposed Variance, staff recommends APPROVAL, contingent upon satisfying all conditions indicated in Exhibit D- Conditions of Approval.

Explanation of Request:

The subject property is approximately 2.65 acres (115,434 square feet) and is located at 3200 Estancia Lane, approximately 400 feet south of the intersection of Federal Highway and Old Dixie Highway. The parcel has a SHDR (Special High Density Residential) future land use designation and an IPUD (Infill Planned Unit Development) zoning district designation.

The applicant, Estancia at Boynton Beach Homeowners Association, Inc., through their agent Carney Stanton P.L., seeks approval of a Major Site Plan Modification for erecting a 6-foot fence with a continuous hedge located on the inside of the fence in lieu of the required 6-foot concrete wall by the east side property line. In conjunction with this Major Site Plan Modification application, the applicant applied for a Variance (ZNCV - 2025.07.4717) seeking relief from the required buffering standards of the city's Land Development Regulations.

Staff has reviewed this request for a Major Site Plan Modification and recommends **DENIAL** for the reasons listed in the Staff Report. If the Commission approves the proposed Variance, staff recommends **APPROVAL**, contingent upon satisfying all conditions indicated in Exhibit D- Conditions of Approval. Any additional conditions requested by the City Commission shall be documented accordingly in the Conditions of Approval.

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

Account Line Item and Description: N/A

Fiscal Impact: N/A

Attachments:

[Staff Report - 3200 Estancia Ln Major Site Plan Modification.docx](#)

[Exhibit A - Location Map.pdf](#)

[Exhibit B - Project Description & Justification Statement.pdf](#)

[Exhibit C - Plans.pdf](#)

[Exhibit D - Conditions of Approval.docx](#)

[Development Order _ MSPM 2025.07.4717.docx](#)