

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.

03/ 3/2026



City of Boynton Beach Agenda Item Request Form

Meeting Date: 03/ 3/2026

Approve request for a New Major Site Plan for The Hammocks at Boynton Beach project to allow for the construction of two (2) duplexes and one (1) 6-plex, outdoor kitchen, pool, cabana, and other site improvements, on a 0.91 acre parcel, located at 3045 North Federal Highway, in the IPUD (Infill Planned Unit Development) zoning district. Applicant: Thomas D. Laudani.

Requested Action: Staff recommends that the decision be tabled for the second reading of the companion The Hammocks at Boynton Beach Annexation, Future Land Use Map Amendment, and Rezoning Ordinance.

Explanation of Request:

The subject area is currently located in unincorporated Palm Beach County and is contiguous to the City of Boynton Beach on the north and west boundaries. The parcel is currently developed with several cottage-type structures. The applicant has submitted a concurrent application to voluntarily annex the property into the City of Boynton Beach and change the future land use and zoning to SHDR and IPUD, respectively, and is also located within the UCDO (Urban Commercial District Overlay). If approved, the developer would demolish the existing structure(s) to redevelop as a multi-family type product with two (2) duplexes and one (1) 6-plex, outdoor kitchen, pool, cabana, and other site improvements.

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

Account Line Item and Description: N/A

Fiscal Impact: N/A

Attachments:

[Staff Report- The Hammocks at Boynton Beach.docx](#)

[Exhibit A - Narrative Ltr.pdf](#)

[Exhibit B - Plan Set.pdf](#)

[Exhibit C - Traffic Statement.pdf](#)

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

[Exhibit E - SCAD Letter.Annexation of 3045 N Federal Hwy.signed.pdf](#)

[Development Order _ Site Plan.docx](#)

