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.
03/23/2026

City of Boynton Beach
Agenda Item Request Form

Meeting Date: 03/23/2026

Approve request for a New Major Master 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. (The item was tabled at the March 3, 2026, meeting)

Requested Action: Staff recommends approval of the New Major Master Plan.

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. The site is located within the UCDO (Urban Commercial District Overlay). If approved, the developer would demolish the existing structures and redevelop the site as a multi-family product with two (2) duplexes and one (1) 6-plex, an 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 - Master Plan.pdf
Exhibit C - Traffic Statement.pdf
Exhibit D - Conditions of Approval.docx
Development Order _ Master Plan.docx