

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

Variance (ZNCV 2025.07.4717) for Estancia at Boynton Beach Homeowners Association, Inc. located at 3200 Estancia Lane.

Requested Action: DENIAL of a Development Order for a Variance (ZNCV 2025.07.4717) from Part III, Chapter 4, Article II, Section 4.B.3.c.(2) Table 4-4 "Urban Landscape Buffer" to allow for adjusting the minimum required buffering to a 6-foot fence with a continuous hedge located on the inside of the fence. Should the City Commission approve the proposed Variance request, staff recommends APPROVAL contingent on the Conditions of Approval referenced in Exhibit "D".

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 Special High Density Residential (SHDR) future land use designation and an Infill Planned Unit Development (IPUD) zoning district designation.

The applicant, Estancia at Boynton Beach Homeowners Association, Inc., through their agent Carney Stanton P.L., is submitting a Variance to the Land Development Regulations to seek approval for adjusting the minimum required buffering to a 6-foot fence with a continuous hedge located on the inside of the fence.

Based on the analysis contained herein, staff recommends DENIAL of this variance request to adjust the minimum required buffering to a fence with a continuous hedge located on the inside of the fence, as with strict application of the review criteria, the request is not justified. Should the City Commission approve the proposed Variance request, staff recommends APPROVAL of the major site plan modification contingent on the Conditions of Approval referenced in Exhibit "D". 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 Variance.docx](#)

[Development_Order___ZNCV_2025.07.4717.docx](#)

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

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

[Exhibit C - Plans.pdf](#)

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