

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 Variance from Part III, Chapter 4, Article II, Section 4.B.3.c.(2) Table 4-4 "Urban Landscape Buffer" to remove the requirement of a 6-foot concrete wall within a required buffer, on a property located at 201 Northwest 9th Court, in a PU (Public Utility) zoning district. Applicant: City of Boynton Beach.

Requested Action: Staff recommends that the approval be tabled until the second reading of the companion Sara Sims Memorial Cemetery Future Land Use Map Amendment and Rezoning Ordinance.

Explanation of Request:

The subject area is associated with the existing Sara Sims Memorial Cemetery and owned by the City of Boynton Beach. As additional plots are needed for the community, the proposal would be to develop the remainder of the site in conformance with concurrent review of a Major Site Plan.

There is one vacant lot that is not associated with this project that is not owned by the City of Boynton Beach. This existing lot is zoned R2 which, according to the Land Development Regulations, requires a Type 2 Urban Landscape Buffer, which would require a 12 to 15 foot buffer with landscaping, trees, and a 6 foot wall between these uses. As this site is vacant and unlikely to develop in this location, there is an application for a Variance to remove the requirement for this type of buffer that would only affect the east, west, and south boundary of the existing site and have negative effects for the full development of the cemetery. Staff supports the variance as requested, as strict adherence to the requirements of LDRs would have a negative impact on the over-all area for a park and cemetery.

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

Account Line Item and Description: N/A

Fiscal Impact: N/A

Attachments:

Staff Report - Variance - Sara Sims.docx
Exhibit A - Justification Statement.pdf
Exhibit B - Site Plan.pdf
Exhibit C - Area Affected.pdf
Exhibit D - Conditions of Approval.docx
Development Order _ ZNCV 2025.10.6783.docx