City of Boynton Beach
Agenda Item Request Form

Meeting Date: 09/18/2025

Proposed Ordinance No. 25-020- First Reading, An Ordinance of the City of Boynton Beach, Florida, Voluntarily Annexing Approximately 27.97 Acres of Unincorporated Territory into the Corporate Limits of the City pursuant to Section 171.044, Florida Statutes; Providing for the Annexation of the Property Described Herein; Providing Publication of Notice of the Proposed Annexation; Directing the City Clerk to Record this Ordinance with the Clerk of the Circuit Court, with the Chief Administrative Officer of Palm Beach County, and with the Department of State; Providing a Business Impact Estimate; Providing for Codification; Conflicts; Severability; and an Effective Date.

Requested Action: Staff recommends approval of Proposed Ordinance No. 25-020, at first reading.

Explanation of Request:

The existing area is located in unincorporated Palm Beach County, consisting of approximately 27.97 acres located at the southwest corner of the intersection of Hypoluxo Road and Lawrence Road, generally known as Palmyra, that has contiguity with the City of Boynton Beach on the east and southern boundaries. All properties within the requested annexation are served by the City of Boynton Beach in regards to water and wastewater. In order for a property to be served by the City of Boynton Beach, a property owner is required to enter into an agreement with the City.

This agreement, titled *"Summary of Agreement for Water and Wastewater Service Outside the City Limits, Covenant for Annexation, and Irrevocable Special Power of Attorney"* (refer to the attached 'Agreements'), grants the City the authority to initiate voluntary annexation on behalf of the property owner at a time deemed appropriate by the City.

This mechanism allows the City to extend municipal services and facilitate development on properties located outside of its corporate boundaries even in cases where contiguity does not yet exist. Once sufficient contiguity is established, the City may exercise the Special Power of Attorney to annex multiple properties collectively. This coordinated annexation approach streamlines the process, reduces administrative and infrastructure costs, and provides a more

efficient path for property development—whether at a small or large scale.

The subject site currently holds a Palm Beach County Future Land Use designation of MR-5 (Medium Residential, 5 units per acre) and is zoned Palm Beach County PUD (Planned Unit Development) and AR (Agricultural Residential). These designations permit residential development at a density of up to five dwelling units per acre. Additionally, properties zoned AR may allow for certain agricultural uses.

A concurrent City-initiated Code Amendment is under consideration that, if approved, would allow specific agricultural uses within the City's R-1-AAB zoning district, provided the property meets a minimum lot size of 0.75 acres (refer to the attached 'Existing FLUM,' 'Existing Zone,' 'Future FLUM,' and 'Future Zone' exhibits).

The application submitted is for voluntary annexation into the City of Boynton Beach, accompanied by a request to amend the Future Land Use classification to LDR (Low Density Residential) and the zoning designation to PUD and R-1-AAB, respectively. These proposed City designations would preserve the existing uses on the site and may accommodate certain accessory agricultural uses that are currently permitted under the County's AR zoning.

There is no anticipated change in use for the proposed annexation.

Review of the proposed annexation by staff finds the application meets the statutory conditions: the parcel is contiguous to the City boundary and "reasonably compact" in that it does not create enclaves or pockets. The remaining parcel is a dedicated drainage easement and not subject to future development. By State Statute it would not be defined as an enclave.

Voluntary annexations are regulated by Chapter 171.044, Florida Statutes; additional directions regarding the process are contained in the Palm Beach County Ordinance 2007-018. Pursuant to these requirements, on July 29, 2025, staff sent a notification of the proposed annexation to the Palm Beach County Administrator and Planning Director, and a formal notification of the Public Hearing was sent August 20, 2025, via certified Mail.

How will this affect city programs or services? If approved the City would be responsible for all services including but not limited to Police, Fire, and Solid Waste. All applicable departments have reviewed this application and currently have the necessary resources to service this area.

Account Line Item and Description: N/A

Fiscal Impact: If approved the taxable value of the City would increase by approximately $30

million.

Attachments:
Ordinance_No._25-020_Annexation_Palmyra (8.19.25).docx
Staff Report - Palmyra.pdf
Attachment 1 - Application - Signed.pdf
Attachment 2 - Petition - Executed.pdf
Attachment 3 - Contiguity Map.pdf
Attachment 4 - Location Map.pdf
Attachment 5 - Project Statement
Attachment 6 - Annexation Legal Description.pdf
Attachment 7 - Annexation Sketch.pdf
Attachment 8 Existing FLU_PUD
Attachment 9 - Existing FLU_AR
Attachment 10 - Proposed FLUM_AR
Attachment 11 - Proposed FLUM_PUD
Attachment 12 - Existing Zoning_PUD
Attachment 13 - Existing Zoning_AR
Attachment 14 - Proposed Zoning_PUD
Attachment 15 - PUD Legal Description.pdf
Attachment 16 - Proposed Zoning_R-1-AAB
Attachment 17 - AR Legal Description.pdf
business-impact-estimate-_annexation-Palmyra.docx