



City of Boynton Beach Agenda Item Request Form

Meeting Date: 02/17/2026

Proposed Resolution No. R26-025- Approve a Utility Easement Encroachment Agreement between the City of Boynton Beach and BB1 Development, LLC to allow the developer to install private water service lines within a 10-foot utility easement dedicated to the City of Boynton Beach.

Requested Action: Staff recommends approval of Proposed Resolution No. R26-025.

Explanation of Request:

BB1 Development, LLC, the Developer of the Ocean One project, is requesting permission to install three private service lines (8-inch fire, 4-inch water, and 2-inch water) within an existing 10-foot utility easement. This easement was previously dedicated to the City by plat to protect a critical 72-inch storm sewer main adjacent to the property line.

Due to the unique site constraints of the Ocean One Project, the Developer has demonstrated that there is no feasible alternative location for these service lines outside of the easement area. To accommodate the development while safeguarding municipal infrastructure, both parties have negotiated a Utility Easement Encroachment Agreement that establishes strict protocols for installation, maintenance access, and liability.

How will this affect city programs or services?

If the 72-inch main fails, the City may have to wait for the Developer to stabilize or shut off their private fire and water lines before excavation can safely begin. Also, the Fire Department's service is directly linked to the 8-inch private fire line. By placing the fire line in the same easement as a large storm sewer, there is a remote risk that a major storm-pipe collapse could take out the building's fire protection. However, the City's program is protected because the agreement places the burden of repair and interruption of service risks entirely on the Developer.

Account Line Item and Description: N/A

Fiscal Impact: There is no direct fiscal impact on the City. The Developer is responsible for all costs associated with the installation and future maintenance of the private utility lines.

Attachments:

[R26-025 Agenda_Item_4227-2026_Resolution_for_BB1_Utility_Easement_Agmt.docx](#)

[Exhibit A to Resolution - Hyperion Utility Easement Agreement.pdf](#)