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.
09/18/2025

City of Boynton Beach
Agenda Item Request Form

Meeting Date: 09/18/2025

Proposed Ordinance No. 25-019- First Reading, An Ordinance of the City Commission of the City of Boynton Beach, Florida, Voluntarily Annexing Approximately 4.61 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. 25-019, at first reading.

Explanation of Request:

The subject area is located in unincorporated Palm Beach County, consisting of 4.61 acres, located east of North Federal Highway, approximately 570 feet south of the intersection of Old Dixie Highway and North Federal Highway, and is contiguous to the City of Boynton Beach on the north, west, and southern boundaries. All properties within the proposed annexation area currently receive water and wastewater services from the City of Boynton Beach. As a condition of receiving these municipal services, property owners are required to enter into a formal 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 site currently has a Palm Beach County Future Land Use Classification of CH/5 and MR-5 and is zoned Palm Beach County CG and RM, which permits commercial along federal and up to 5 dwelling units per acre for the east portion of the site. The application submitted is an application to voluntarily annex the property into the City of Boynton Beach and change the Future Land Use to LRC (Local Retail Commercial) and LDR (Low Density Residential) and zoning to C-3 and R-2, respectively, which would permit the existing uses at this location. There will be no 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 application further reduces an existing enclave, which this location could be considered as it has city boundary surrounding on the north, west, and southern sides, with the Intracoastal Waterway directly to the east.

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 preliminary notification of the proposed annexation to the Palm Beach County Administrator and Planning Director and on August 20, 2025 notification of the Public Hearing was sent via certified mail. Comments will be provided to City Commission once received.

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 $10 million.

Attachments:
Ordinance_No._25-019_Annexation_Bamboo_Lane__8.19.25_.docx
Staff Report - Bamboo Lane.pdf
Attachment 1 - Application - Signed
Attachment 2 - Petitions - Executed
Attachment 3 - Contiguity Map
Attachment 4 - Location Map
Attachment 5 - Exhibit A - Legal Description and Sketch
Attachment 6 - Project Statement
Attachment 7 - Existing FLUM_Commercial
Attachment 8 - Proposed FLUM_Commercial
Attachment 9 - Existing FLUM_Residential
Attachment 10 - Proposed FLUM_Residential

Attachment 11 - Existing Zoning_Commercial
Attachment 12 - Proposed Zoning_Commercial
Attachment 13 - Existing Zoning_Residential
Attachment 14 - Proposed Zoning_Residential
business-impact-estimate-_annexation_Bamboo_Lane_3492-2025.docx