



Bamboo Lane

Annexation, Future Land Use Map Amendment, and Rezoning
2025.07.4988

City Commission Meetings
September 18, 2025 | October 7, 2025

Location Map

BAMBOO LANE AND PALMER ROAD

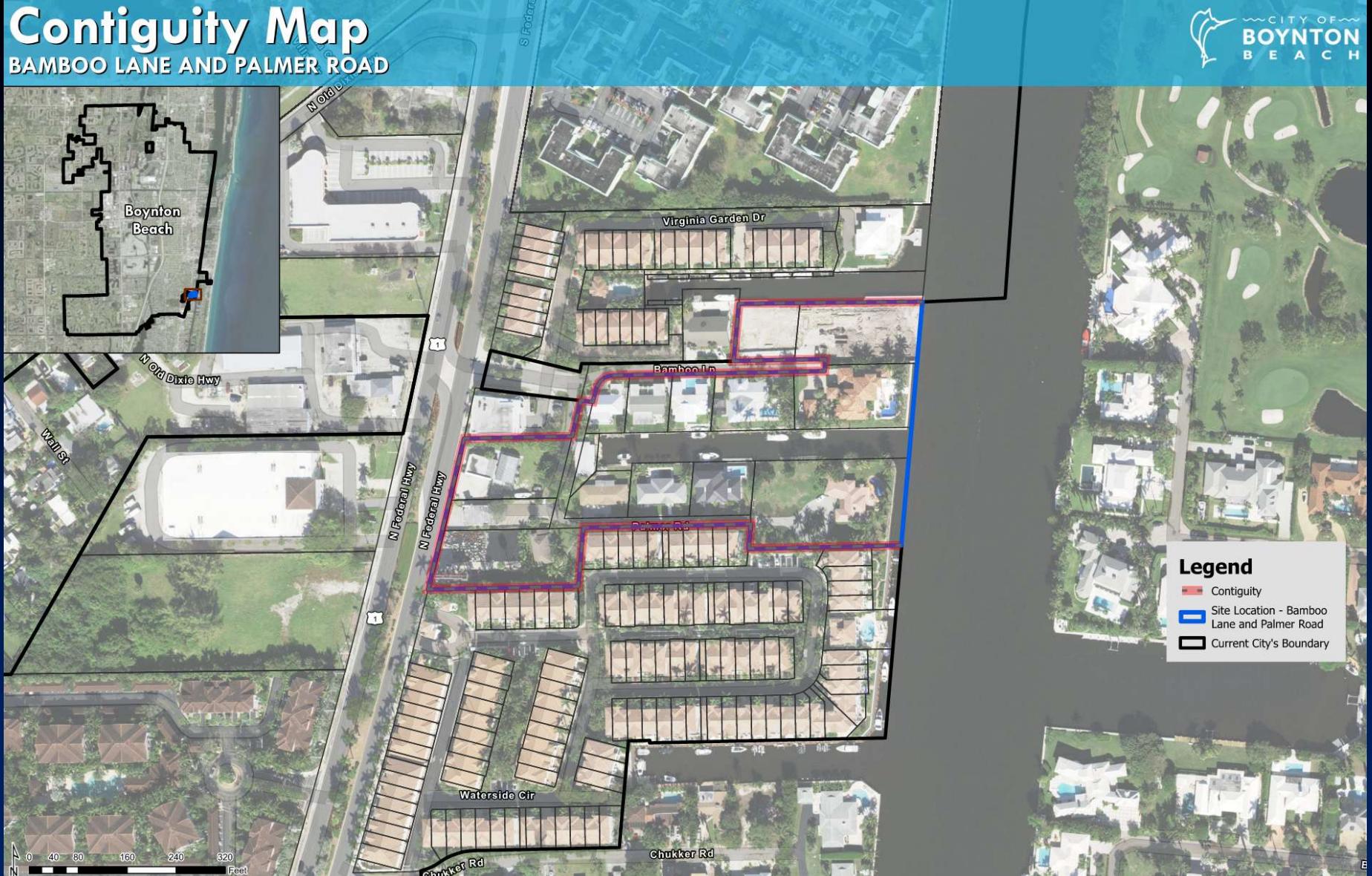


Legend

- Site Location - Bamboo Lane and Palmer Road

Contiguity Map

BAMBOO LANE AND PALMER ROAD



Annexation Background

- 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 "Summary of Agreement for Water and Wastewater Service Outside the City Limits, Covenants for Annexation, and Irrevocable Special Power of Attorney".
- Annexation request is processed as a Voluntary Annexation.
- There will be no change in use for the proposed annexation.

Summary of Agreement for Water and Wastewater Service Outside the City Limits, Covenant for Annexation, and Irrevocable Special Power of Attorney

- 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.

Comparisons

Property Tax Comparison	Boynton Beach	PBC
District Name	Millage	Millage
BOYNTON BEACH OPERATING	7.75	
COUNTY OPERATING	4.5	4.5
COUNTY DEBT	0.0396	0.0396
* FIRE/RESCUE		3.4581
* LIBRARY OPERATING		0.5491
* LIBRARY DEBT		0.0098
PBC SCHOOL DISTRICT BY STATE LAW	3.066	3.066
PBC SCHOOL DISTRICT BY LOCAL BOARD	3.248	3.248
SO. FLA. WATER MGMT. BASIN	0.1026	0.1026
SO. FLA. WATER MGMT. DIST.	0.0948	0.0948
EVERGLADES CONSTRUCTION	0.0327	0.0327
FL INLAND NAVIGATION DISTRICT	0.0288	0.0288
CHILDREN'S SERVICES COUNCIL	0.4908	0.4908
HEALTH CARE DISTRICT	0.6561	0.6561

Non-Ad Valoram Assessments	Boynton Beach	PBC
District Name		
BOYNTON BEACH FIRE RESCUE ASSESSMENT	\$145.00	
SOLID WASTE AUTHORITY OF PBC (w/in BB)	\$194.00	
SOLID WASTE AUTHORITY OF PBC (w/in PBC)		\$398.00
LAKE WORTH DRAINAGE DISTRICT	\$48.50	\$48.50



Proposed Amendments FLUM and Rezoning

Future Land Use Map

Current (Palm Beach County):

- CH/5 (Commercial High, with and Underlying MR-5)
- MR-5 (Medium Residential, 5 Units Per Acre)

Proposed (City of Boynton Beach):

- LRC (Local Retail Commercial)
- LDR (Low Density Residential)

Rezoning

Current:

- CG (General Commercial District)
- RM (Multi-Family Residential (Medium Density) District)

Proposed:

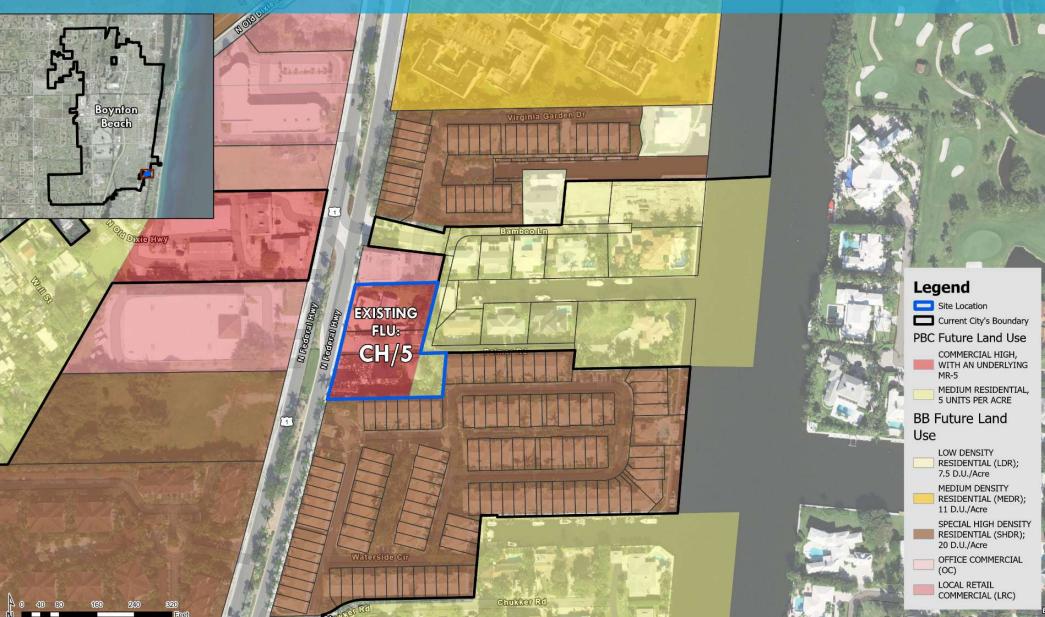
- C3 (Community Commercial)
- R2 (Single – and Two – Family Residential, 7.5 du/ac)

Future Land Use Map – Commercial Properties

Current (Palm Beach County):

CH/5 (Commercial High, with and Underlying MR-5)

Existing Future Land Use Map (CH/5)



Proposed (City of Boynton Beach):

LRC (Local Retail Commercial)

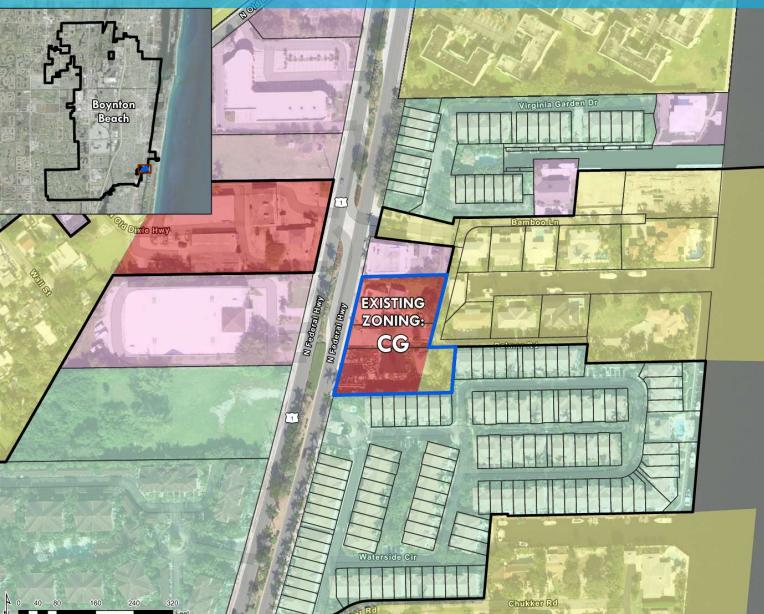
Future Land Use Map (LRC)



Rezoning Map – Commercial Properties

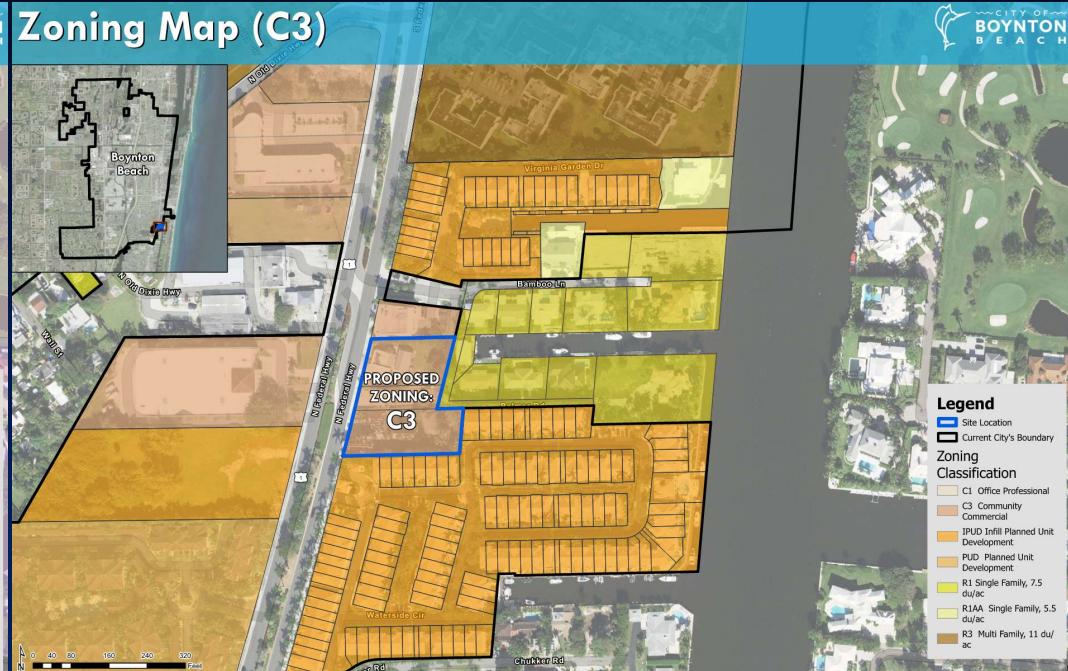
Current (Palm Beach County):
CG (General Commercial District)

Existing Zoning Map (CG)



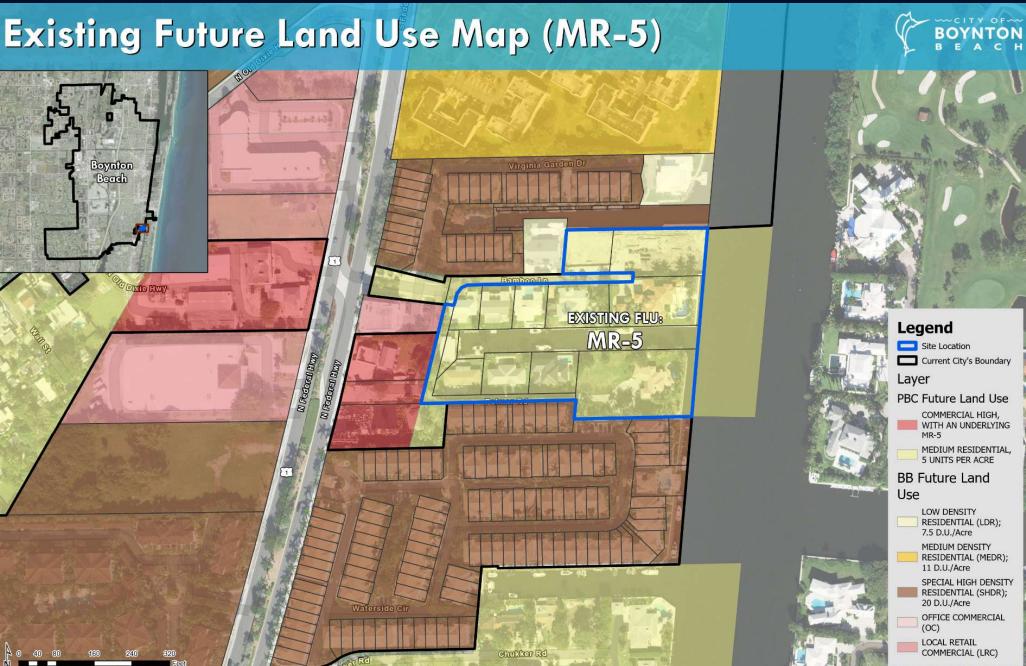
Proposed (City of Boynton Beach):
C3 (Community Commercial)

Zoning Map (C3)

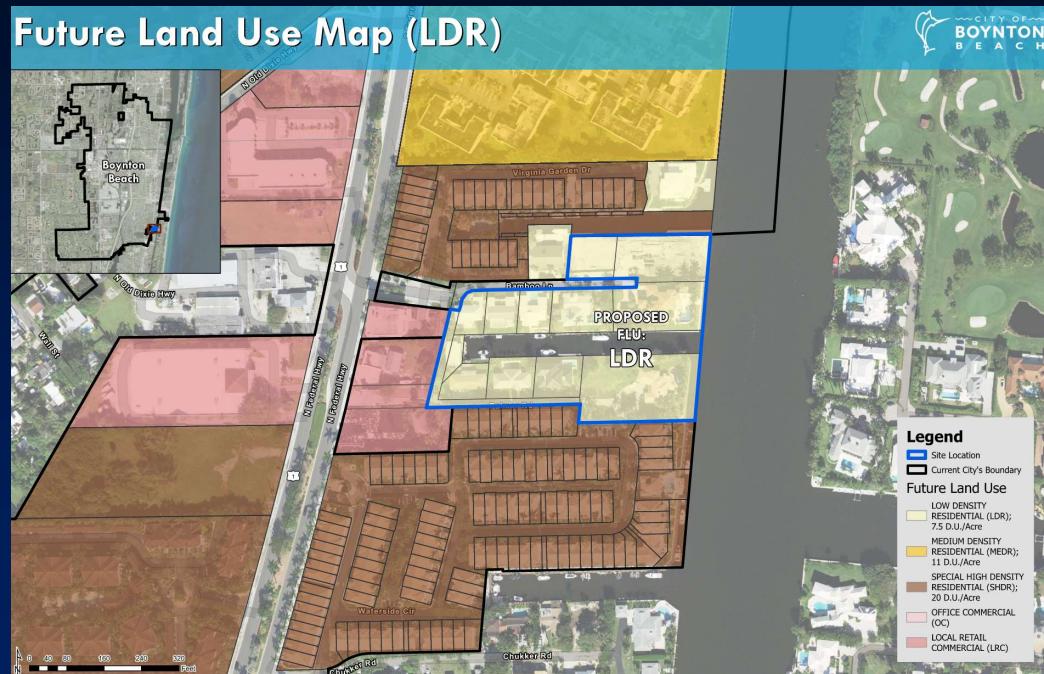


Future Land Use Map – Residential Properties

Current (Palm Beach County):
MR-5 (Medium Residential, 5 Units Per Acre)



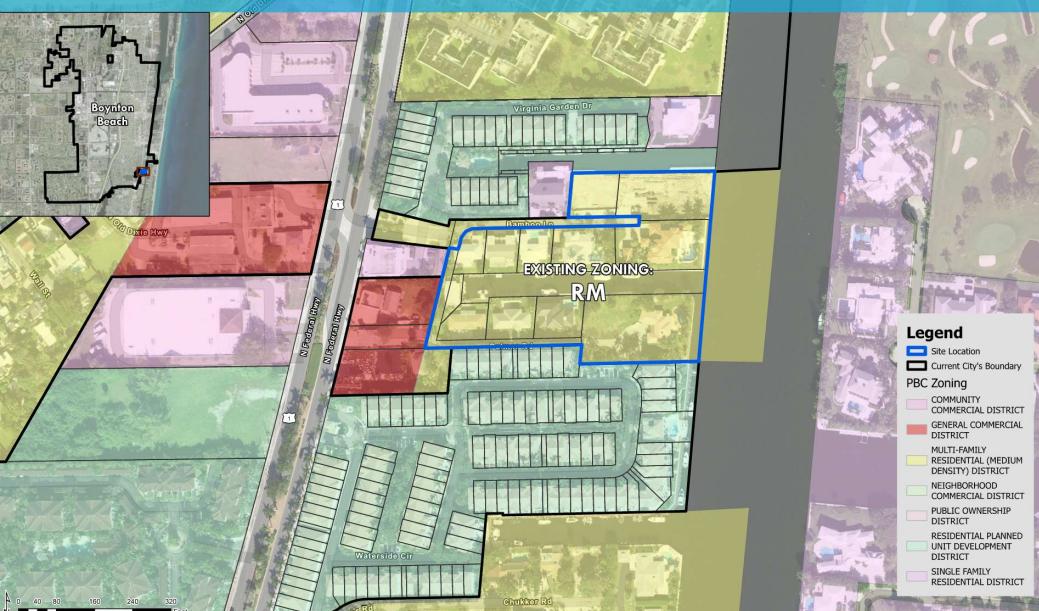
Proposed (City of Boynton Beach):
LDR (Low Density Residential)



Rezoning Map – Residential Properties

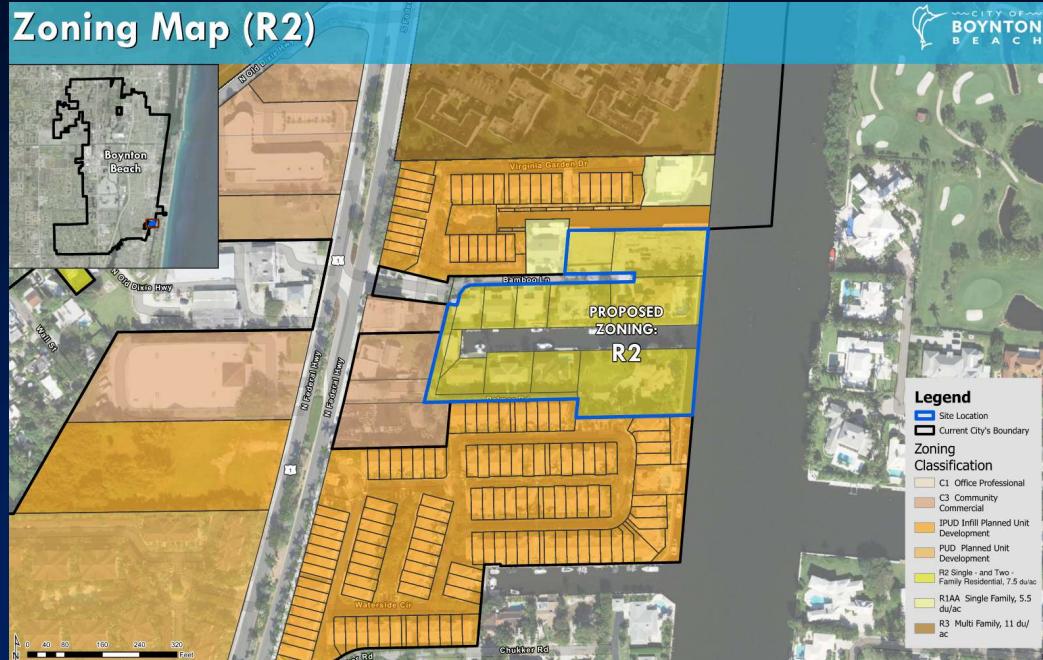
Current (Palm Beach County):
RM (Multi-Family Residential (Medium Density) District)

Existing Zoning Map (RM)



Proposed (City of Boynton Beach):
R2 (Single – and Two – Family Residential, 7.5 du/ac)

Zoning Map (R2)





Recommendation

Staff has reviewed the proposed Annexation and Future Land Use Map/Zoning Map amendments against the review criteria provided in Chapter 2, Article II, Section 2, Subsections A.3, B.3.c, & D.3 and has found the proposal to meet the aforementioned criteria. Therefore staff recommends that the request be approved.