



Palmyra Annexation

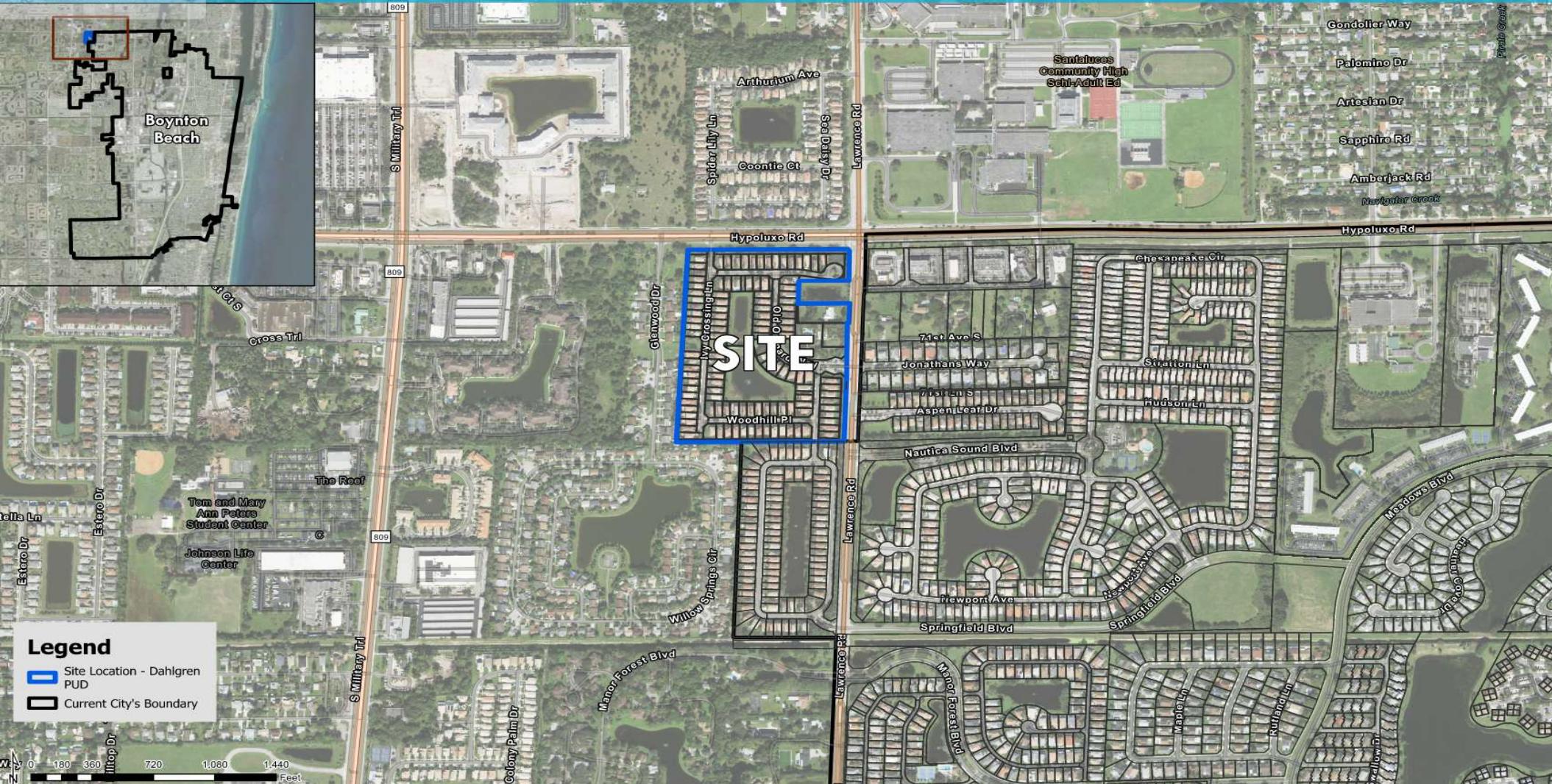
Annexation, Future Land Use Map Amendment, and Rezoning
2025.07.4989

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

Location Map

Dates Options
Mode button or click the New

DALHGREN P.U.D. (AKA Palmyra)



Legend

- Site Location - Dahlgren PUD
- Current City's Boundary

Contiguity Map

DALHGREN P.U.D. (AKA Palmyra)



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, a developer is 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".
- This agreement is transferable to any and all future property owners.
- 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

SERVICE COMPARISON



COBB

4' 20

2.05

10.52



2 / WEEK

1 / WEEK

1 / WEEK

VS



PBC

6' 27

1.86

0.86



2 / WEEK

1 / WEEK

1 / WEEK

Fire Department Response Time

Police Officers per 1,000 residents

Police Officers per square mile

Water Service

Sewer Service

Garbage Pick-up

Recycle Pick-up

Bulk / Vegetation Pick-up

Proposed Amendments FLUM and Rezoning

Future Land Use Map

Current (Palm Beach County):

- MR-5 (Medium Residential, 5 Units Per Acre)

Proposed (City of Boynton Beach):

- LDR (Low Density Residential)

Rezoning

Current (Palm Beach County):

- PUD (Planned Unit Development)
- AR (Agriculture Residential District)

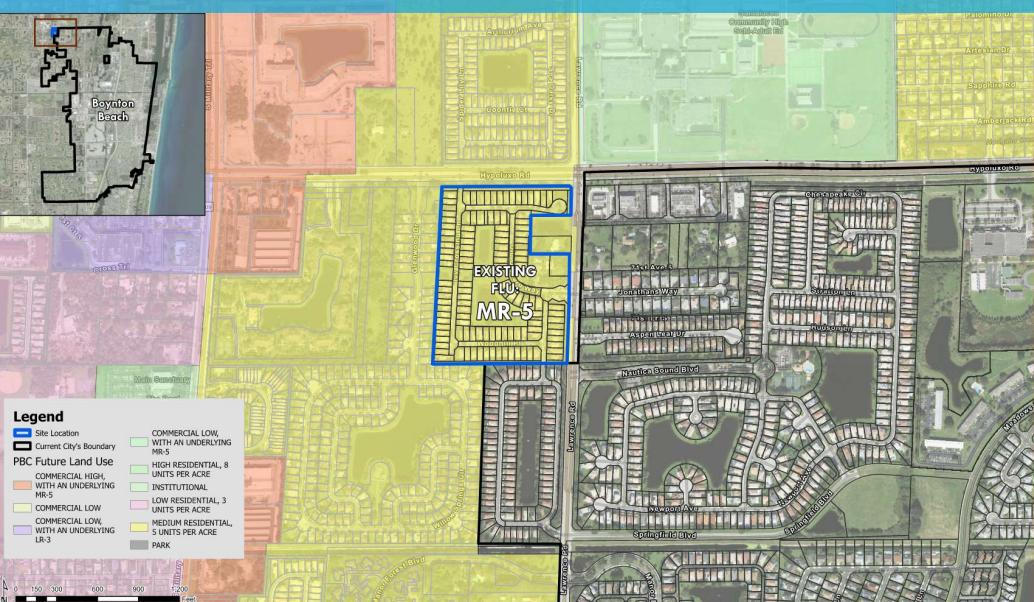
Proposed (Palm Beach County):

- PUD (Planned Unit Development)
- R-1-AAB (Single-Family Residential District)

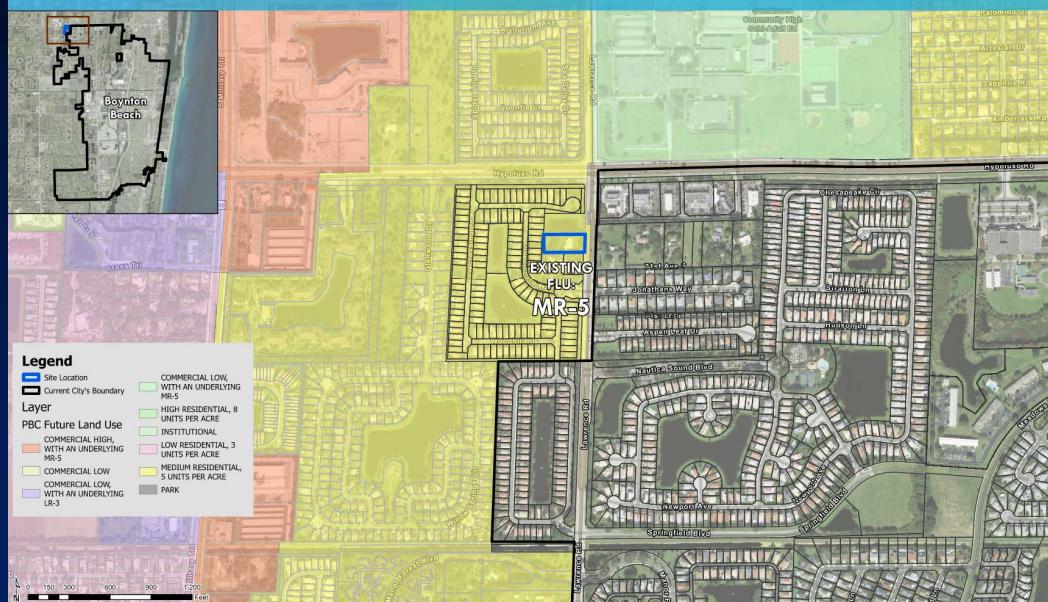
Current Land Use (Palm Beach County)

MR-5 (Medium Residential, 5 Units Per Acre)

Existing Future Land Use Map (MR-5)

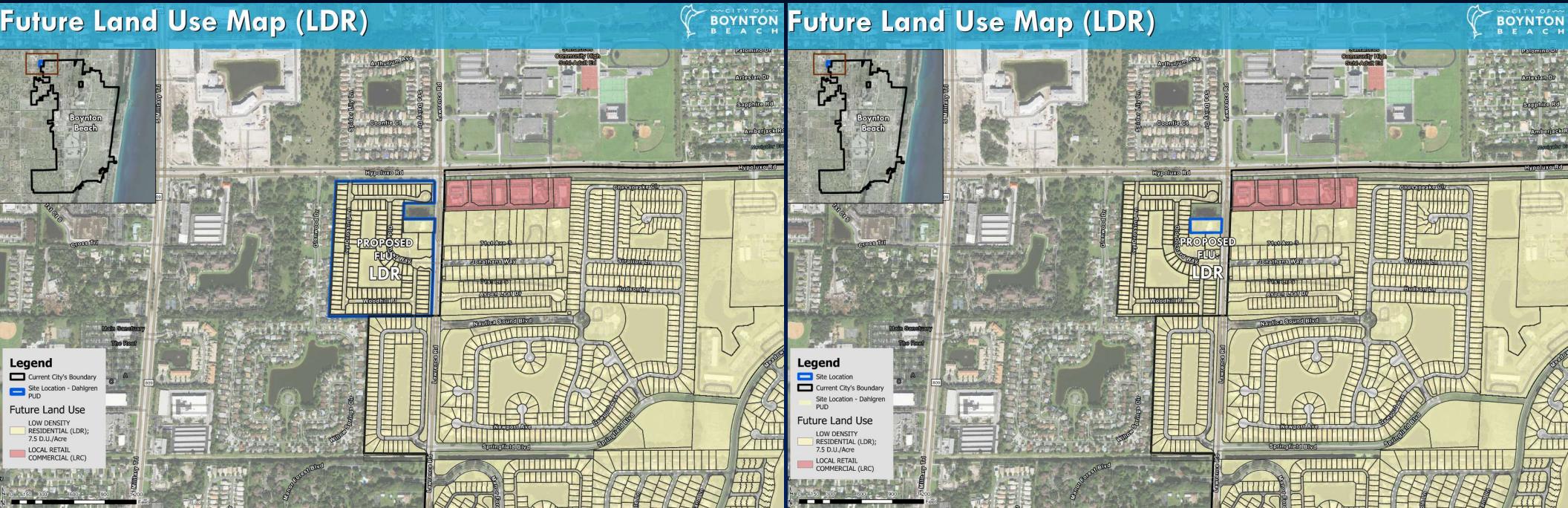


Existing Future Land Use Map (MR-5)



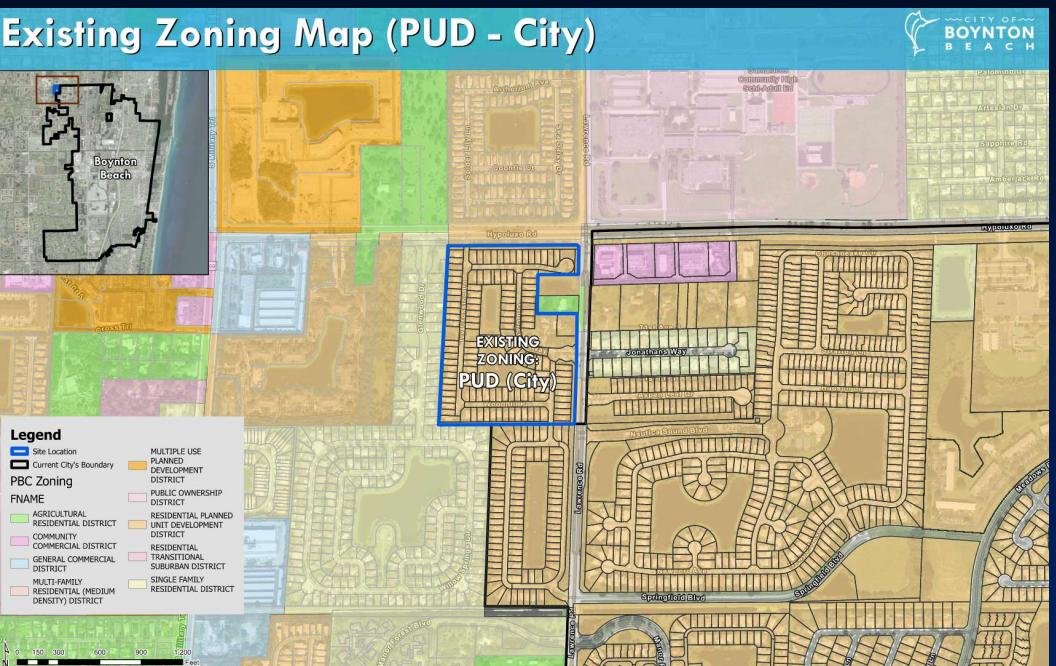
Proposed Land Use (City of Boynton Beach)

LDR (Low Density Residential)

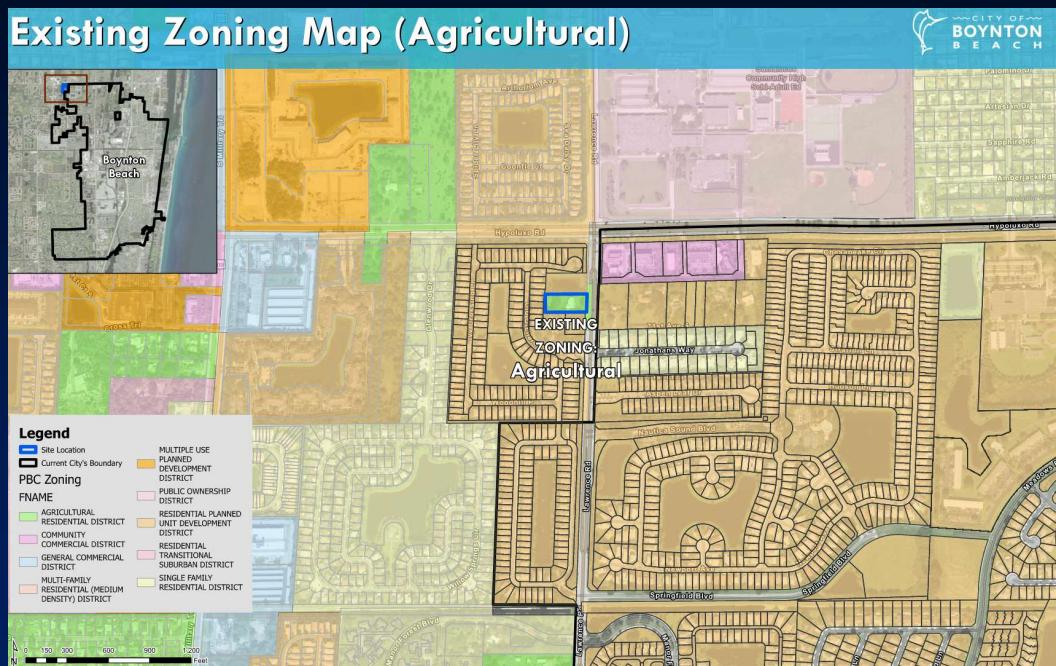


Current Zoning (Palm Beach County)

PUD (Planned Unit Development)



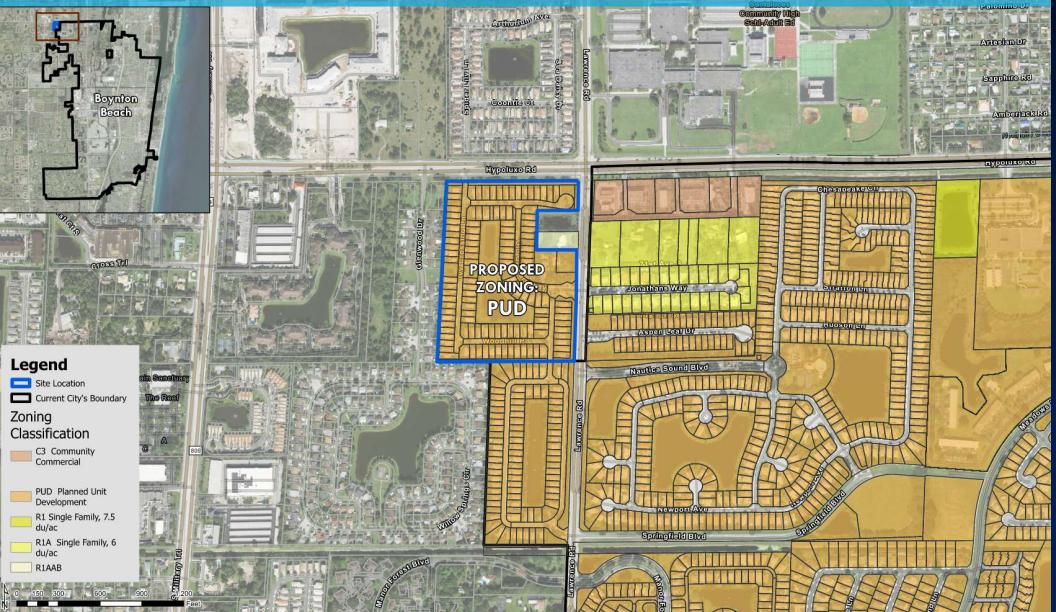
AR (Agriculture Residential District)



Proposed Zoning (City of Boynton Beach)

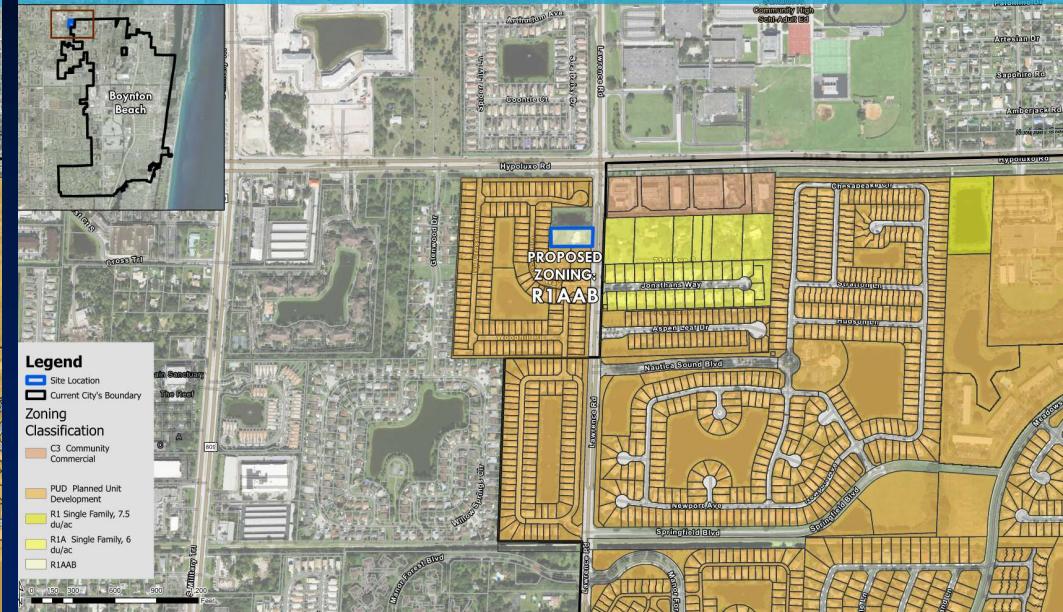
PUD (Planned Unit Development)

Zoning Map (PUD)



R-1-AAB (Single-Family Residential District)

Zoning Map (R1AAB)





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.