



Annexation

Planning & Zoning Department
January 16, 2024

ANNEXATION: Definition

Annexation is the process of expanding a city's boundaries to include nearby land.



Governed by Florida Statutes Chapter 171

ss. 171.0413 - Annexation procedures.—Any municipality may annex contiguous, compact, unincorporated territory in the following manner:

ANNEXATION METHODS

Voluntary Annexation

- The property owner(s) petitions an adjacent City to be annexed. Approved by City via Ordinance / Public Hearing.

Enclave Annexation – Interlocal Agreement

- Once the legislature finds the area meets the criteria of an ‘enclave’, the city may enter into an interlocal agreement with the county to annex. Available for enclaves of 110 acres or less.

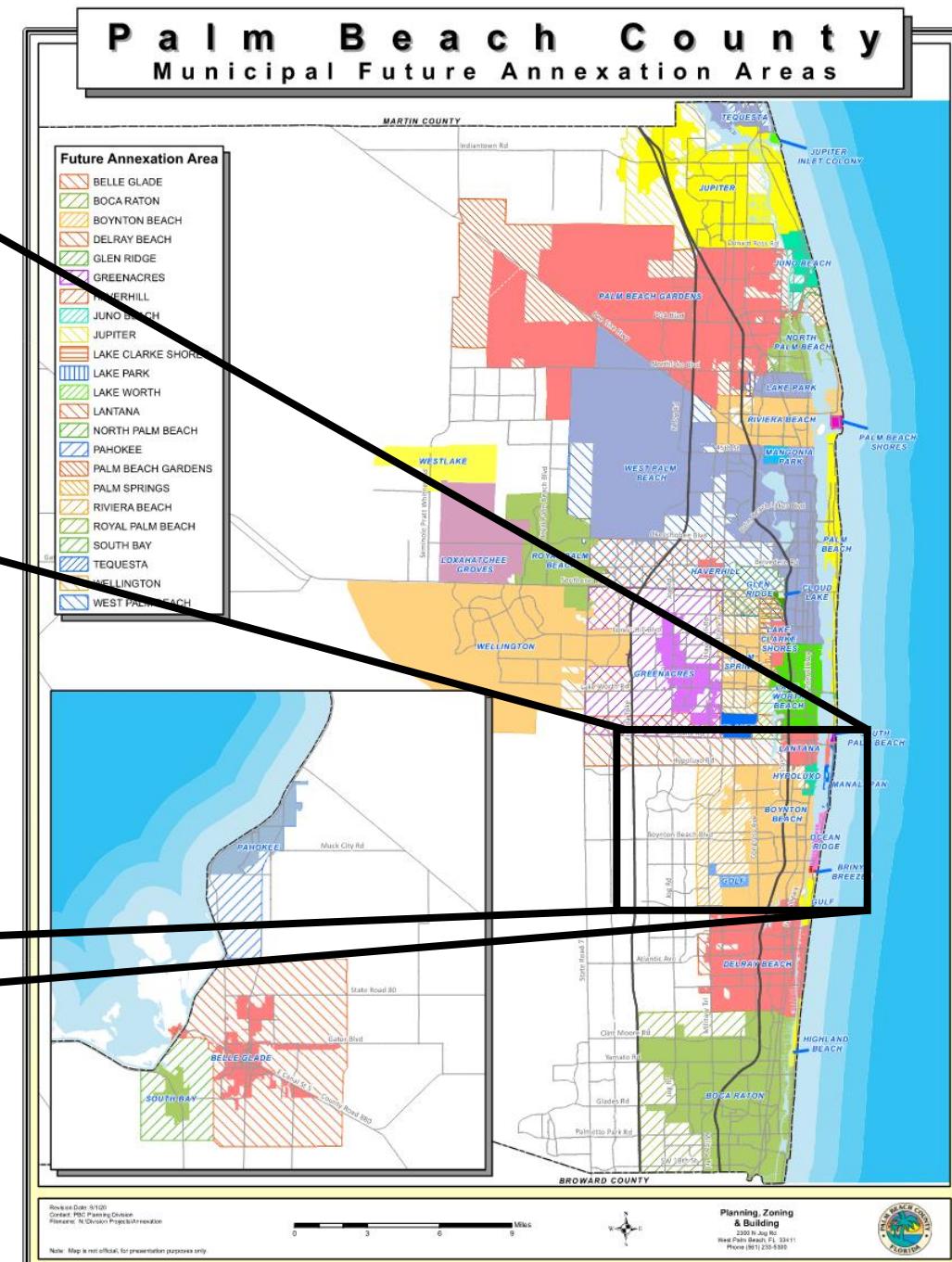
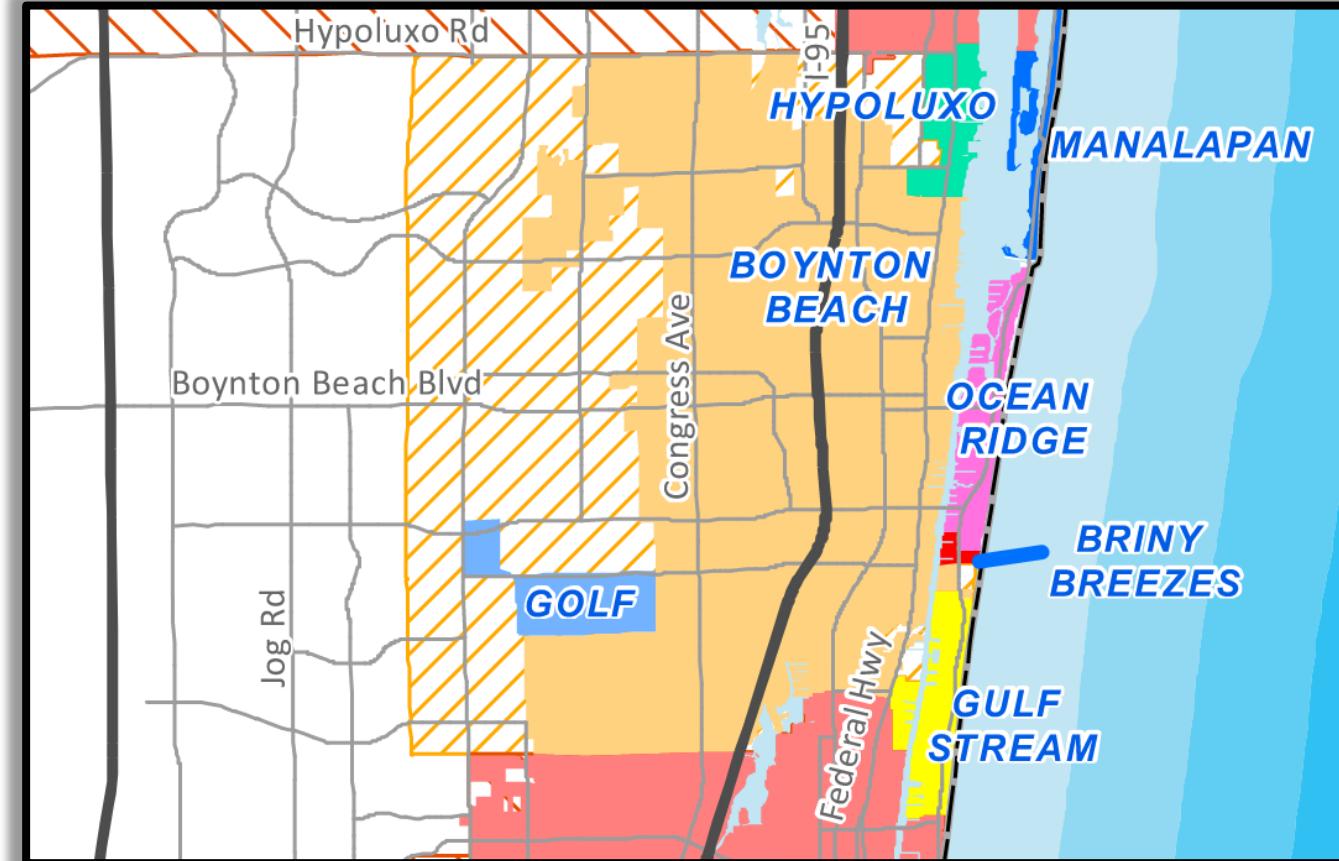
Legislative Annexation

- The subject municipality requests that a member of the County legislative delegation sponsor a special act to enlarge its legal boundaries.

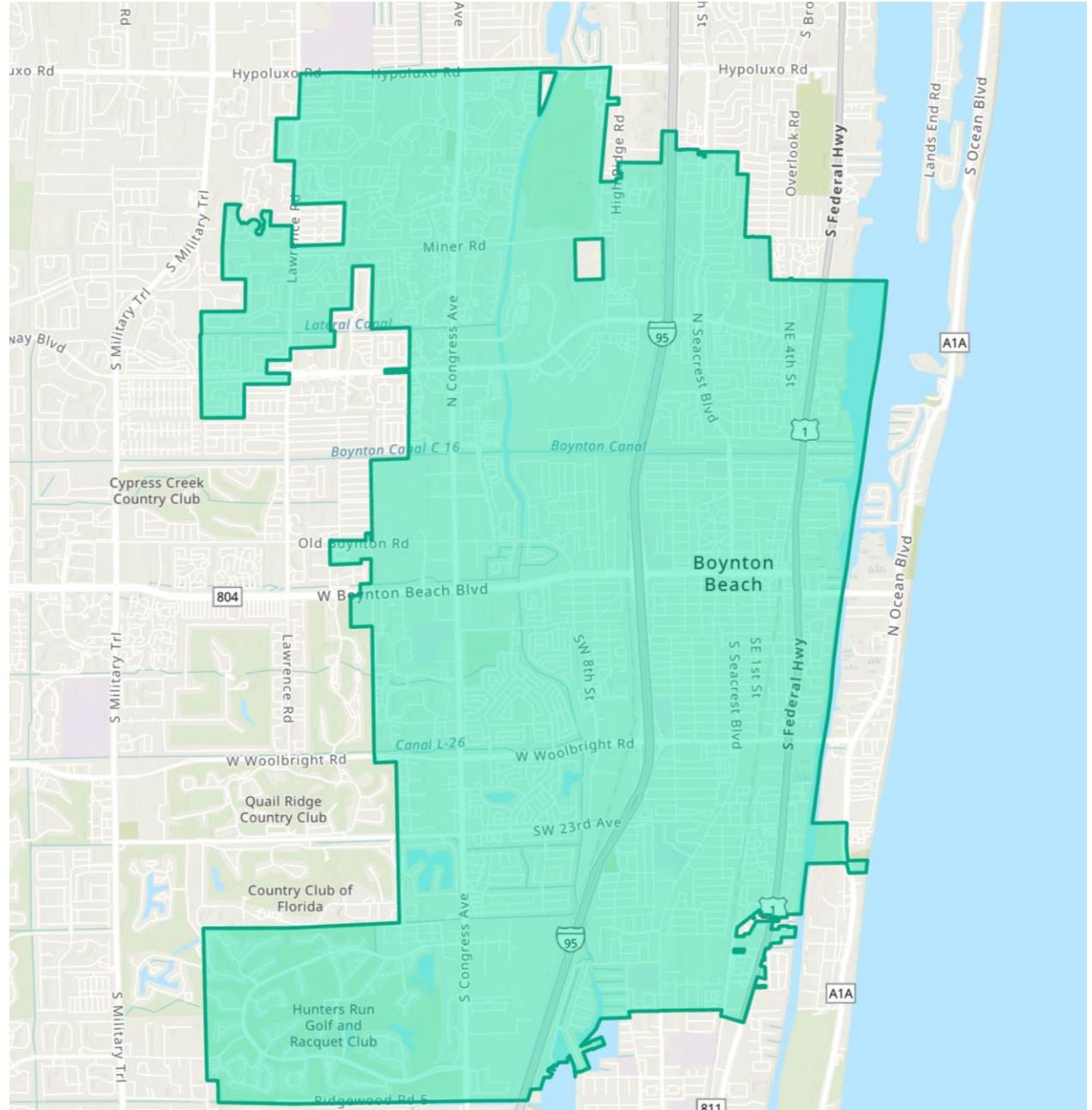
Referendum

- Must not be in the boundaries of another municipality, and part or all of the area must be developed for urban purposes.
- Must file an urban services report with the Board of County Commissioners. Report is required to contain plans for providing urban services and the method of financing improvements.
- Referendum and consent of land owners may be required.

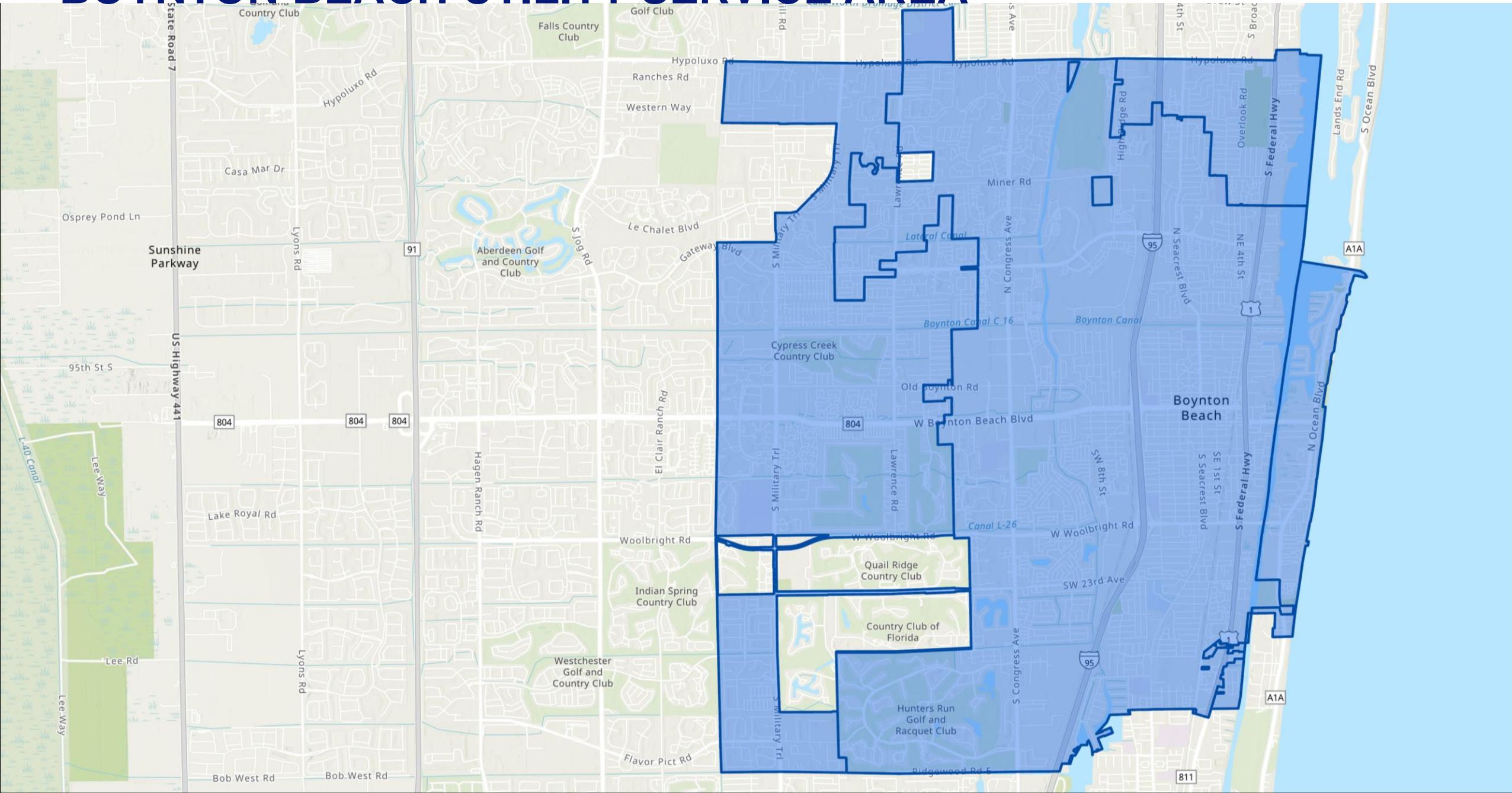
PBC MUNICIPAL ANNEXATION AREAS



CITY OF BOYNTON BEACH BOUNDARY



BOYNTON BEACH UTILITY SERVICE AREA

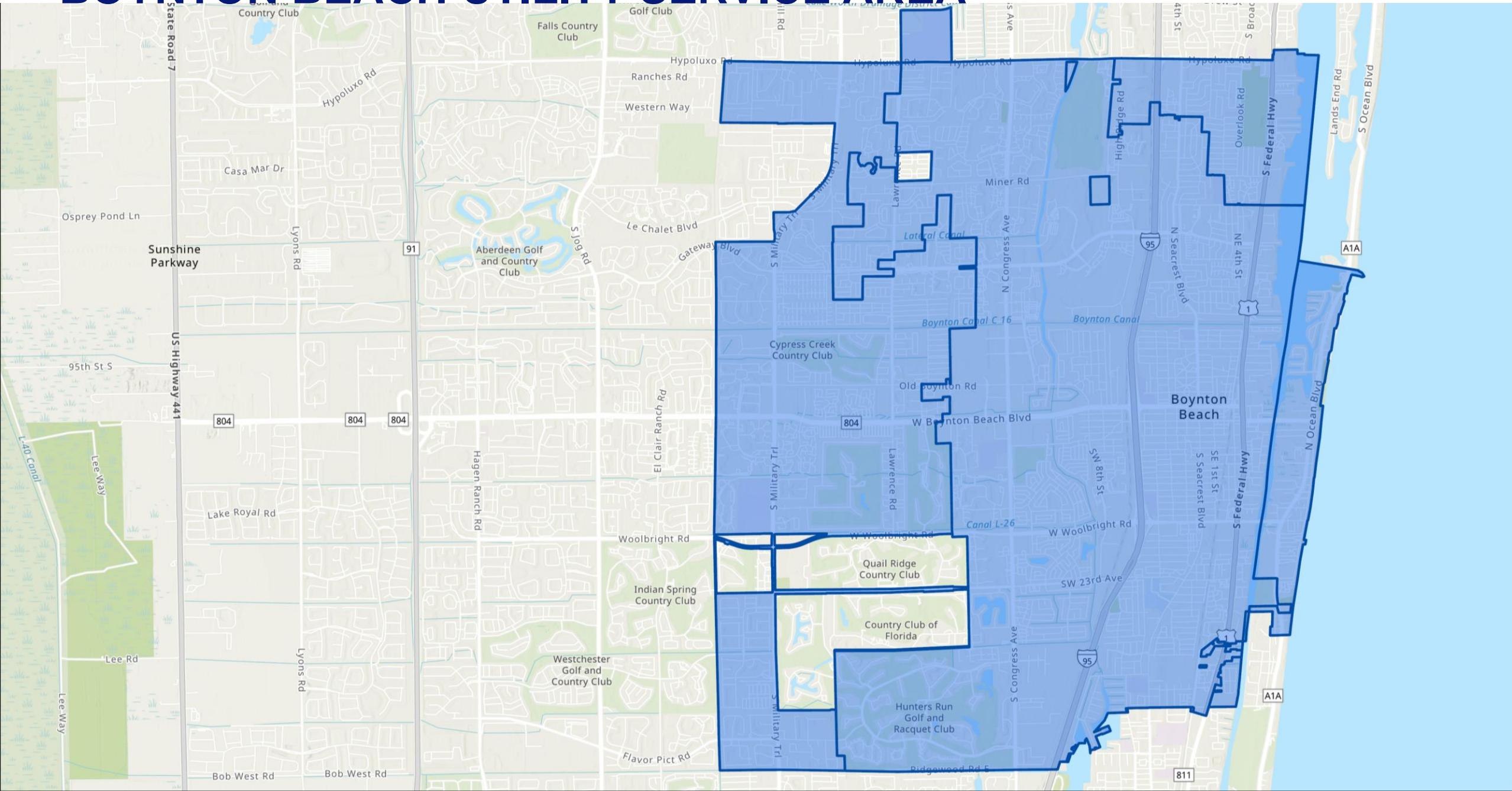


Water Service Agreement: Power of Attorney

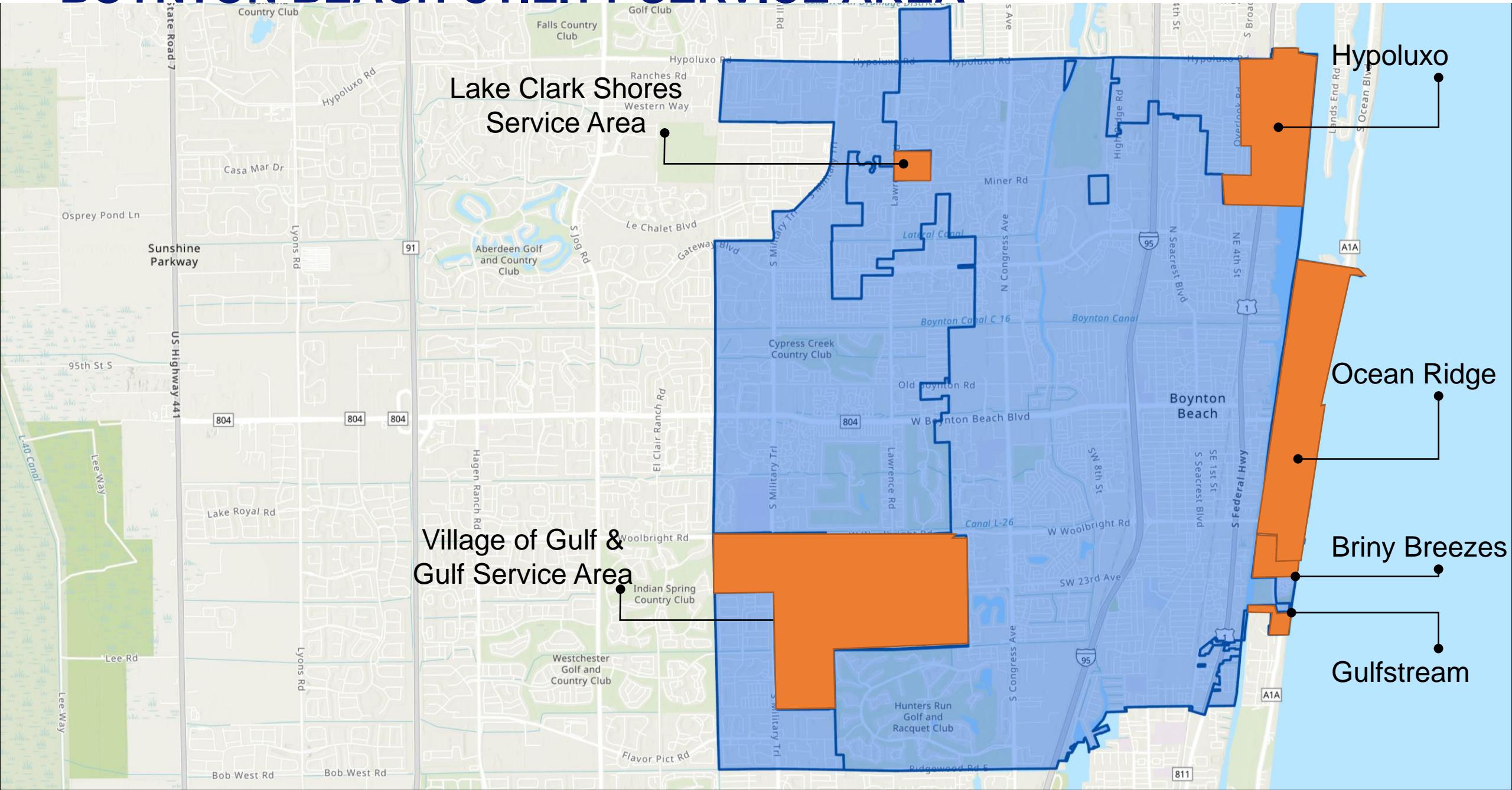
9. The Customer shall, contemporaneously execute and **deliver to the City the enclosed Irrevocable Special Power of Attorney which grants the City the power and authority to execute and advance on behalf of the Customer a voluntary petition for annexation.** Customer covenants that it shall cooperate with the City and not raise opposition or challenge to such annexation if and when annexation is initiated. The property shall be subject to annexation at the option of the City at any time the property is eligible under any available means or method for annexation in accordance with Section 171.044, Florida Statutes, and the Palm Beach County Charter and Code of Ordinances. Furthermore, should any other general law, special act, or local law be enacted which provides for voluntary or consensual annexation, this Agreement shall also be considered a request by the Owner(s) for annexation under such other laws. Customer will inform any and all assigns or purchasers of any or part of this property of this covenant and of the Irrevocable Special Power of Attorney, but Customer's failure to provide such notice shall not constitute a defense or bar to the City's rights as set forth herein. The Customer acknowledges that the consideration of initially connecting to the City's water and sewer systems is sufficient to support the grant of the Irrevocable Special Power of Attorney and any subsequent disconnection or lack of service shall in no way impair the power of attorney nor constitute a diminution or lack of consideration.

8. The Customer further agrees in consideration of the privilege of receiving water service from said City, that the execution of this Agreement is considered to be a voluntary Petition for Annexation pursuant to Section 171.044 of the Florida Statutes or any successor or amendment thereto. Furthermore, should any other general law, special act, or local law be enacted which provides for voluntary or consensual annexation, this Agreement shall also be considered a petitionary request for annexation under such other laws. The premises shall be subject to annexation at the

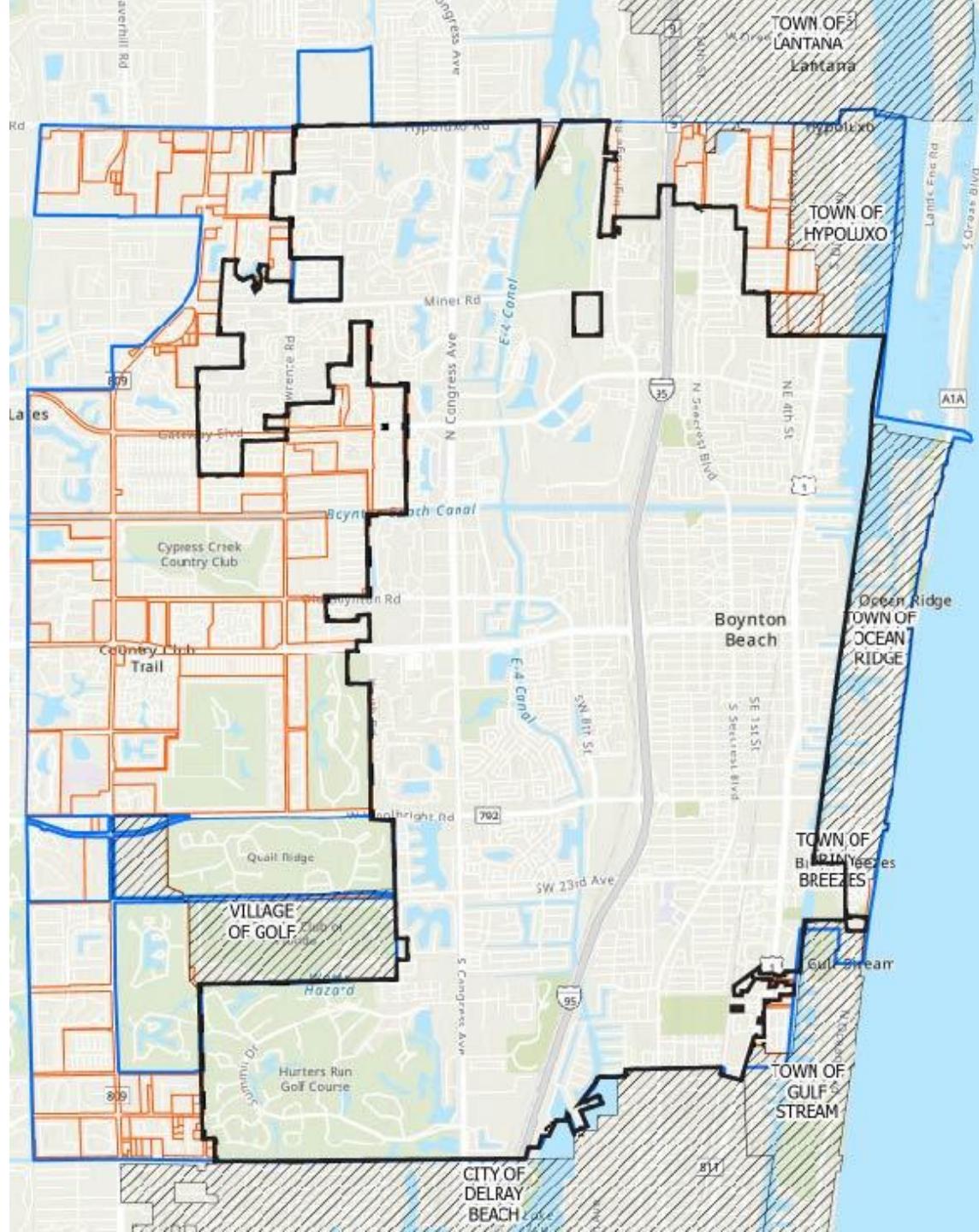
BOYNTON BEACH UTILITY SERVICE AREA



BOYNTON BEACH UTILITY SERVICE AREA



ANNEXATION OPTIONS

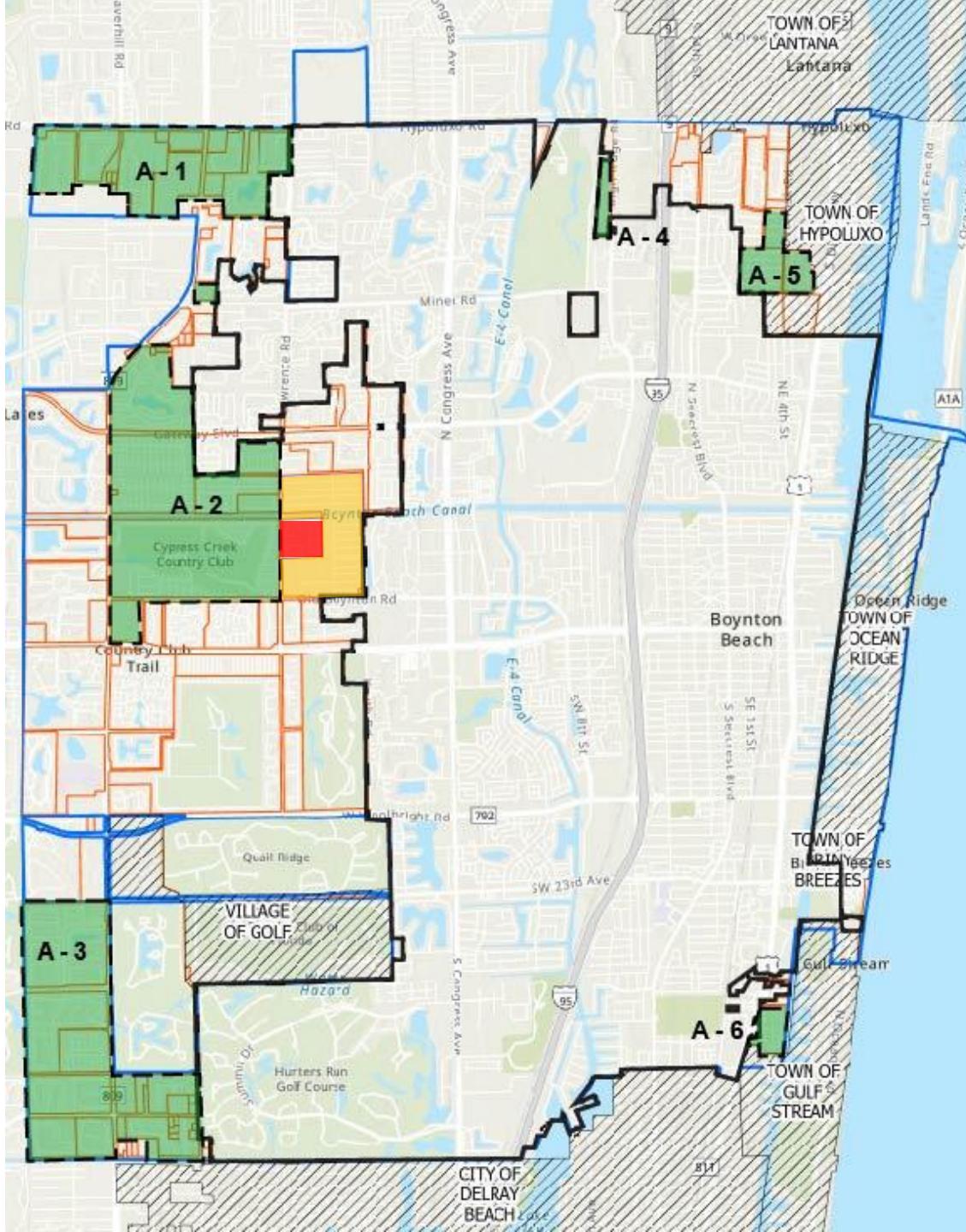


ANNEXATION OPTIONS

	Taxable Value	Budget Value
A-1	\$309,785,223	\$2,431,814
A-2	\$300,814,169	\$2,361,391
A-3	\$477,426,392	\$3,747,797
A-4	\$5,422,012	\$42,563
A-5	\$41,003,283	\$321,876
A-6	\$48,411,756	\$380,032
Total	\$1,182,862,835	\$9,285,473

Approximate Acreage: 1,725

Approximate Population: 12,225

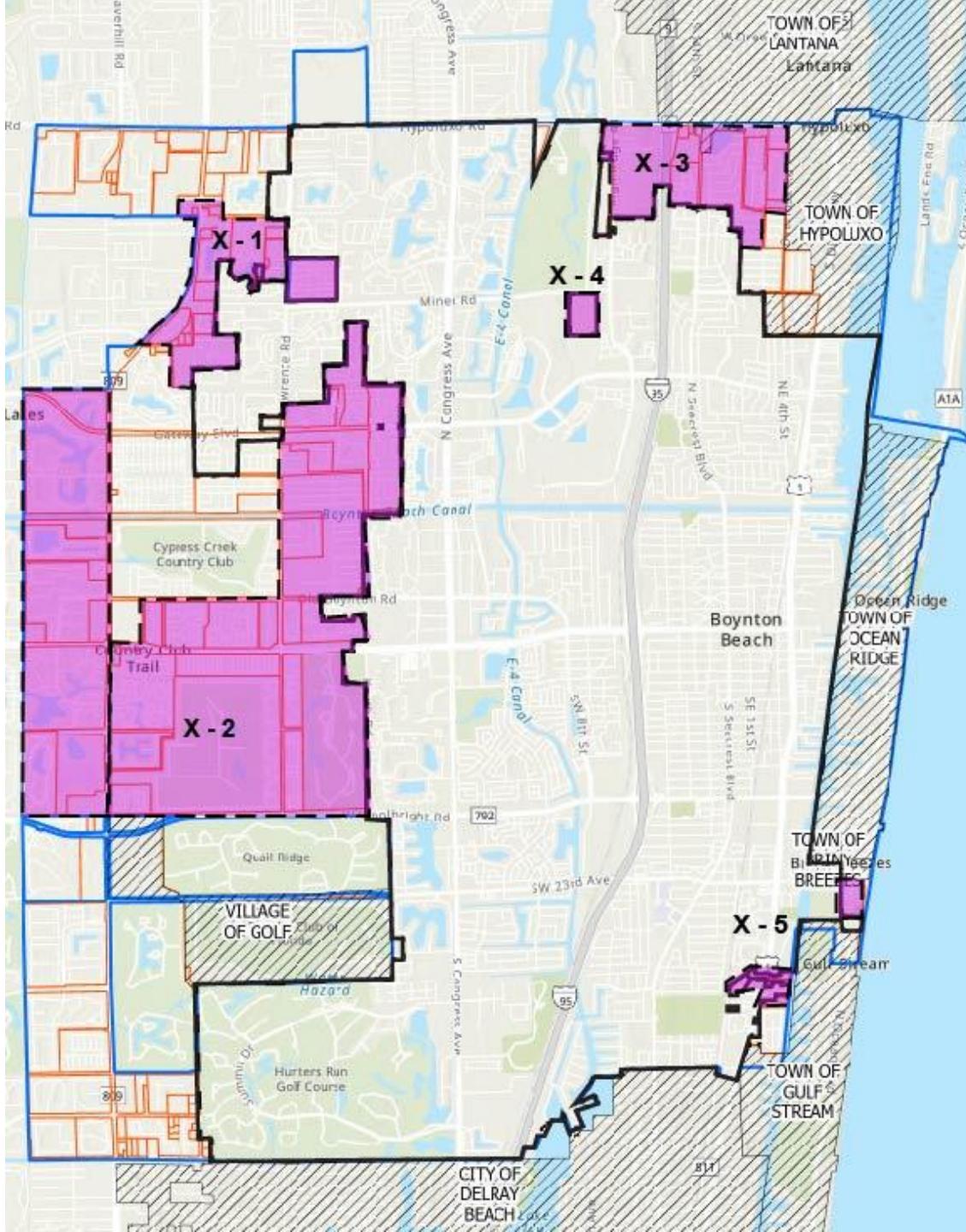


ANNEXATION OPTIONS

	Taxable Value	Budget Value
X-1	\$123,329,937	\$968,140
X-2	\$1,470,429,307	\$11,542,870
X-3	\$103,812,464	\$814,928
X-4	\$3,474,967	\$27,278
X-5	\$90,313,100	\$708,958
Total	\$1,791,359,775	\$14,062,174

Approximate Acreage: 2,742

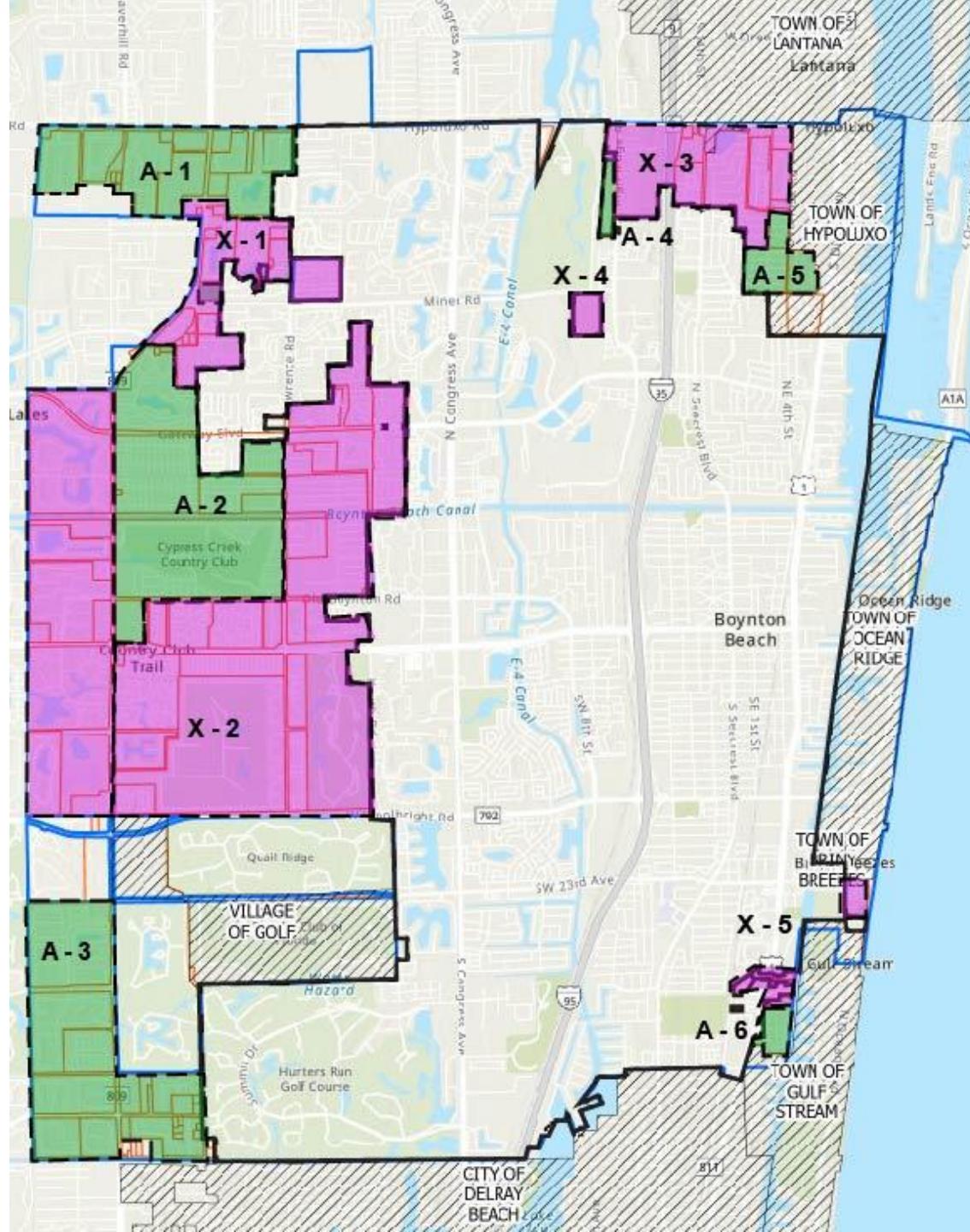
Approximate Population: 22,686



ANNEXATION OPTIONS

	Taxable Value	Budget Value
A Areas	\$1,182,862,835	\$9,285,473
X Areas	\$1,791,359,775	\$14,062,174
Total	\$2,974,222,610	\$23,347,647

Total Approximate Acreage: 4,467
 Total Approximate Population: 34,911



ANNEXATION OPTIONS

Ancillary Revenue Increases:

- Building permit fees
- Solid waste fees
- Fire assessment
- Business Tax Receipts

Additional Costs:

- Additional personnel across most departments
- Capital costs (vehicles, equipment)
- Maintenance costs



ANNEXATION NEXT STEPS

Interdepartmental Feasibility Analysis

- Police
- Fire
- Solid waste
- Utilities
- Finance
- Planning
- Engineering
- Code
- Parks & Rec

Commission Direction to move forward:

1. with feasibility analysis for “A” areas
2. with feasibility analysis for “X” areas
3. with feasibility analysis for “A” and “X” areas

Initiate Feasibility Analysis

Coordinate City/County staff meeting

Staff presentation of Feasibility Analysis



CITY OF
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PLANNING & ZONING**