

PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS
AGENDA ITEM SUMMARY

Meeting Date: 1/13/2015 ☐ Consent ☒ Regular

 ☐ Workshop ☐ Public Hearing

Department: Planning, Zoning & Building Department

Submitted By: Planning Division

Submitted For: Planning Division
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I. EXECUTIVE BRIEF

Motion and Title: Staff recommends motion to approve: An Interlocal Agreement with the Village of Palm Springs providing for the annexation of two enclaves, generally located south of Diamond Road, east of Military Trail, west of Kirk Road.

Summary: The Board of County Commissioners has directed staff to work with municipalities to strategically address annexations. Chapter 171, Florida Statutes (F.S.), allows annexation of enclaves less than 10 acres through an Interlocal Agreement between the annexing municipality and the County. By Resolution No. 2014-54 adopted on December 11, 2014, the Village of Palm Springs has petitioned the County to enter into such an agreement for the annexation of two enclaves consisting of five parcels totaling 1.87 acres, as identified in Exhibit A of the Interlocal Agreement. The Interlocal Agreement also provides for the annexation of the right-of-way segments identified in Exhibit B of the Interlocal Agreement. The annexation has been processed through the County's review Departments, including Fire Rescue; Engineering; Planning; Zoning; Environmental Resources Management; Parks and Recreation; Water Utilities; County Attorney; Property and Real Estate Management; Sheriff's Office; and the Office of Financial Management and Budget. The Village has provided written notice to all owners of real property located within the enclaves. The proposed annexation meets the requirements of Chapter 171, F.S., and is consistent with the Intergovernmental Coordination Element of the County's Comprehensive Plan. District 3 (RPB)

Background and Policy Issues: The Village of Palm Springs has identified two enclaves as eligible for annexation pursuant to Section 171.046, F.S. By Resolution No. 2014-54 adopted on December 11, 2014, the Village has petitioned the County to enter into an Interlocal Agreement for the annexation of these enclaves. These enclaves meet the requirements of Chapter 171.046, F.S., for annexation by Interlocal Agreement, as each one is less than 10 acres in size, developed property, and meets the definition of an enclave by being surrounded on all sides by the Village, or by the Village and a natural or manmade obstacle that allows the passage of vehicular traffic to the unincorporated area only through the Village. The proposed annexation is consistent with the Intergovernmental Coordination Element, Objective 1.4, of the County's Comprehensive Plan, which encourages the elimination of enclaves. The proposed annexation is also consistent with the Village's annexation plan, and situated within its Future Annexation Area.

- Attachments:** 1. Interlocal Agreement with Exhibits A and B of the Interlocal Agreement
 2. Village of Palm Springs Resolution 2014-54
 3. County Staff Report

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| | | |
|-----------------|-----------------------------|-----------------|
| Recommended By: | <u>Rebecca J. Caldwell</u> | <u>12/15/14</u> |
| | Executive Director | Date |
| Approved By: | <u>[Signature]</u> | <u>1/8/2015</u> |
| | Deputy County Administrator | Date |

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

| Fiscal Years | <u>2015</u> | <u>2016</u> | <u>2017</u> | <u>2018</u> | <u>2019</u> |
|---|---------------|-------------|-------------|-------------|-------------|
| Capital Expenditures | _____ | _____ | _____ | _____ | _____ |
| Operating Costs | _____ | _____ | _____ | _____ | _____ |
| External Revenues | _____ | _____ | _____ | _____ | _____ |
| Program Income (County) | _____ | _____ | _____ | _____ | _____ |
| In-Kind Match (County) | _____ | _____ | _____ | _____ | _____ |
| NET FISCAL IMPACT | <u>_____*</u> | _____ | _____ | _____ | _____ |
| # ADDITIONAL FTE POSITIONS (Cumulative) | _____ | _____ | _____ | _____ | _____ |

Is Item Included In Current Budget? Yes _____ No _____
 Budget Account No.: Fund _____ Agency _____ Org. _____ Object _____
 Reporting Category _____

B. **Recommended Sources of Funds/Summary of Fiscal Impact:** ~~*~~ There is no anticipated fiscal impact associated with this annexation. Palm Beach County Fire Rescue provides fire protection and emergency medical services to the Village of Palm Springs, if annexed citizens would continue to receive service from the same station.

C. Departmental Fiscal Review: *[Signature]*

III. REVIEW COMMENTS

A. OFMB Fiscal and/or Contract Dev. and Control Comments:

[Signature] 12/14/14
 H/D ASD SC OFMB
 12/16 12/16

[Signature] 12/23/14
 Contract Dev. and Control
 12-23-14 B Wheeler

B. Legal Sufficiency:

[Signature]
 Assistant County Attorney

C. Other Department Review:

[Signature]
 Department Director

INTERLOCAL AGREEMENT

THIS INTERLOCAL AGREEMENT is made on this ____ day of _____, 2014 between the VILLAGE OF PALM SPRINGS, a municipal corporation located in Palm Beach County, Florida, hereinafter referred to as "VILLAGE," and PALM BEACH COUNTY, a political subdivision of the State of Florida, hereinafter referred to as "COUNTY", each entity constituting a "public agency" as defined in Part 1, Chapter 163, Florida Statutes (2013).

WHEREAS, Section 163.01, Florida Statutes (2013), known as the "Florida Interlocal Cooperation Act of 1969," as amended, authorizes local governments to make the most efficient use of their powers by enabling them to cooperate with other localities on a basis of mutual advantage, and to thereby provide services and facilities which will harmonize geographic, economic, population and other factors influencing the needs and development of local communities; and

WHEREAS, the "Florida Interlocal Cooperation Act of 1969" permits public agencies as defined herein to enter into interlocal agreements with each other to jointly exercise any power, privilege, or authority which such agencies share in common and which each might exercise separately; and

WHEREAS, Section 171.046, Florida Statutes (2013), providing for annexation of certain enclaves by entering into an interlocal agreement between the municipality and the county having jurisdiction over such enclave; and

WHEREAS, Section 171.046, Florida Statutes (2013), limits annexation by interlocal agreement to enclaves of ten (10) acres or less in size; and

WHEREAS, Section 171.031 (13) (a) and (b), Florida Statutes (2013), defines enclaves as developed or improved property bounded on all sides by a single municipality, or bounded by a single municipality and by a natural or manmade obstacle that allows passage of vehicular traffic to that incorporated area only through the municipality; and

WHEREAS, the County and the Village have determined that it is appropriate and will promote efficient provision of governmental services for the Village to annex certain enclaves; and

WHEREAS, it has been determined by the Village and by the County that the parcels to be annexed via this interlocal Agreement meet the requirements set out in Section 171.031 (a) and (b) and 171.046, Florida Statutes (2013), as such enclaves are developed or are improved, are ten (10) acres or less in size, and are completely surrounded by the Village or are surrounded by the Village and a natural manmade obstacle that allows passage of vehicular traffic to the enclaves only through the Village; and

WHEREAS, the enclaves identified for annexation in this Interlocal Agreement are in the Village's future annexation area as provided for in the Village's study for annexation; and

WHEREAS, the County and the Village agree that the parcels to be annexed via this Interlocal Agreement is subject to the Land Use Atlas of the Palm Beach County Comprehensive Plan and County zoning and subdivision regulations until the Village adopts a comprehensive plan amendment to include the parcels to be annexed in the comprehensive plan; and

WHEREAS, upon the effective date of this interlocal agreement, the Village acknowledges ownership of, and maintenance responsibility for, the alleys and rights-of-way not owned or maintained by the County, that were previously dedicated to the public, unless otherwise specified herein.

NOW, THEREFORE, in consideration of the mutual representations, terms, and covenants hereinafter set forth, the parties hereby agree as follows:

Section 1. Purpose

The purpose of the Agreement is to allow annexation by the Village of Palm Springs of certain unincorporated enclaves which are identified in Exhibit "A" attached hereto and made a part hereof:

Section 2. Definitions

The following definition shall apply to this Agreement:

1. The term "enclave" shall be defined as set forth in Section 171.031(13) (a) and (b), Florida Statutes (2013).

2. "Act" means Part 1 of Chapter 163, Florida Statutes (2013).
3. "Agreement" means this Interlocal Agreement, including any amendments or supplements hereto, executed and delivered in accordance with the terms hereof.

Section 3. Annexation

The unincorporated enclave identified in Exhibit "A", which is attached hereto and made a part hereof, are hereby annexed into and are included in the corporate boundaries of the Village of Palm Springs.

Section 4. Annexation of Rights-of-Way

Palm Beach County hereby consents to the annexation of the right-of-way segments identified in Exhibit "B" into the corporate boundaries of the Village of Palm Springs.

Section 5. Assumption of Ownership and Responsibility of Other Public Dedications

Approval of this interlocal agreement by both parties constitutes mutual agreement by the Village and County that other rights-of-way, alleys, and/or easements dedicated to the public via recorded plat shall be owned by the Village and become the responsibility of the Village for operation and maintenance upon the effective date of the annexation.

Section 6. Effective Date

This agreement shall take effect upon execution by both parties.

Section 7. Filing

Upon execution by both parties, a certified copy of this agreement shall be filed with the Clerk of Circuit Court in and for Palm Beach County.

Section 8. Notification

The Village hereby acknowledges that it has provided written notice to all owners of real property located in the enclave identified in Exhibit "A" whose names and addresses are known by reference to the latest published ad valorem tax records of the Palm Beach County Property Appraiser. The written notice described the purpose of the Interlocal Agreement and stated the date, time, and place of the meeting of the Village Council of the Village of Palm Springs where this Interlocal Agreement is to be considered for adoption. The written notice also indicated the name and telephone number

of the Palm Beach County staff person to contact regarding the date, time and place when the Board of County Commissioners is to consider the adoption of this Interlocal Agreement.

Section 9. Captions

The captions and section designations herein set forth are for convenience only and shall have no substantive meaning.

Section 10. Severability

In the event any section, paragraph, sentence, clause, or provision hereof is held by a court of competent jurisdiction to be invalid, such shall not affect the remaining portions of this Agreement, and the same shall remain in full force and effect.

Section 11. Entire Agreement & Counterparts

This Agreement represents the entire understanding between the parties, concerning the subject, and supersedes all other negotiations, representation, or agreements, either written or oral, relating this Agreement. This Agreement may be executed in two or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

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PALM BEACH COUNTY, FLORIDA, BY ITS
BOARD OF COUNTY COMMISSIONERS

ATTEST:

Mayor

By: _____
Deputy Clerk

(Seal)

Approved as to Form and Legal Sufficiency

County Attorney

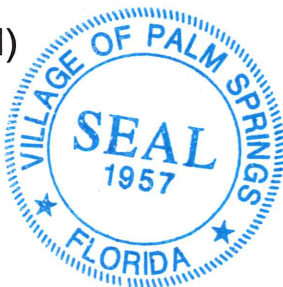
VILLAGE OF PALM SPRINGS

ATTEST:

Bev Smith, Mayor

Virginia Walton, Village Clerk

(Seal)



Approved as to Form and Legal Sufficiency

Village Attorney

Exhibit A
Enclaves

| Involuntary Annexations - Phase IIIa - Resolution 2014-54 | | | | | | | | |
|---|-------------------|------------------------------|-------|---------------|--------------|-----------------|----------------------------|-----------------|
| PCN | Address | Owner | Acres | Existing Use | Existing FLU | Existing Zoning | Proposed FLU | Proposed Zoning |
| <i>Enclave # 1</i> | | | | | | | | |
| 00-42-44-24-01-000-0460 | 4360 Diamond Lane | Anne & Raudel Ramirez | 0.590 | Single Family | MR5 | RM | Low Density Residential | RM |
| 00-42-44-2-4010-000-440 | Evergreen Lane | Marci Hargrove | 0.590 | Vacant | MR5 | RM | Low Density Residential | RM |
| <i>Enclave # 2</i> | | | | | | | | |
| 00-42-44-24-00-000-6080 | 3824 Patio Court | Fignole Joboan | 0.230 | Single Family | MR5 | RM | Medium Density Residential | RM |
| 00-42-44-24-00-000-6050 | Patio Court | Tarpon IV LLC | 0.200 | Vacant | MR5 | RM | Medium Density Residential | RM |
| 00-42-44-24-00-000-6040 | 3842 Patio Court | Deutsche Bank National Trust | 0.270 | Single Family | MR5 | RM | Medium Density Residential | RM |
| | | | 1.880 | Total Acres | | | | |

Exhibit B
Right-of-Way Segments To Be Annexed

| Rights-of-Way | Segment |
|----------------------|---|
| Diamond Road | A Private Road - Entire segment from Military Trail to Dead End |
| Diamond Lane | A Private Road - Entire segment from Diamond Road to Dead End |
| Patio Court | A Private Road - Entire segment from Lakewood Road to Dead End |

RESOLUTION NO. 2014-54

A RESOLUTION OF THE VILLAGE COUNCIL OF THE VILLAGE OF PALM SPRINGS, FLORIDA, AUTHORIZING THE MAYOR TO EXECUTE AN INTERLOCAL AGREEMENT WITH PALM BEACH COUNTY, PURSUANT TO SECTION 163.01, AND SECTION 171.046 FLORIDA STATUTES, ET SEQ., FOR THE PURPOSE OF ANNEXING TWO (2) ENCLAVES, CONSISTING OF A TOTAL OF FIVE (5) PARCELS AND THREE (3) ROAD RIGHTS-OF-WAY, OF TEN ACRES OR LESS, THOSE LANDS BEING MORE FULLY DESCRIBED IN EXHIBIT "A" TO THE INTERLOCAL AGREEMENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Village Council of the Village of Palm Springs ("Village") deems it in the best interest of the Village to enter into that certain Interlocal Agreement with Palm Beach County for the annexing of two (2) enclaves, consisting of a total of five (5) parcels and three (3) road rights-of-way; and

WHEREAS, the Village wishes to annex the two (2) enclaves, consisting of a total of five (5) parcels and three (3) road rights-of-way; which are more fully described in **Exhibit "A"** to the Interlocal Agreement.

NOW, THEREFORE, BE IT RESOLVED BY THE VILLAGE COUNCIL OF THE VILLAGE OF PALM SPRINGS, FLORIDA, AS FOLLOWS:

Section 1. The Village of Palm Springs, Florida hereby agrees to the terms and conditions of that certain Interlocal Agreement with Palm Beach County, a copy of which is attached hereto and which is incorporated herein by reference, and which is authorized pursuant to Chapter 163.01 and Section 171.046 et seq., Florida Statutes; and further authorizes the Mayor and Village Clerk to execute and deliver said Interlocal Agreement to Palm Beach County, along with a certified copy of this Resolution.

Section 2. Upon their execution, the Village Clerk shall forthwith cause a certified copy of this Resolution, together with a copy of the said Interlocal Agreement to be filed with the Clerk of the Circuit Court in and for Palm Beach County, Florida.

Resolution No. 2014-54

Section 3. This Resolution shall take effect immediately upon its passage.

Council Member Waller offered the foregoing resolution.

Council Member Gunther seconded the motion, and upon being put to a vote, the vote was as follows:

| | <u>Aye</u> | <u>Nay</u> | <u>Absent</u> |
|-------------------------------|-------------------------------------|--------------------------|--------------------------|
| BEV SMITH, MAYOR | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| SERGIO ESCALADA, VICE MAYOR | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| DOUG GUNTHER, MAYOR PRO TEM | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| PATTI WALLER, COUNCIL MEMBER | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| JONI BRINKMAN, COUNCIL MEMBER | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

The Mayor thereupon declared the Resolution duly passed and adopted this 11th day of DECEMBER 2014.

VILLAGE OF PALM SPRINGS, FLORIDA

BY: [Signature]

BEV SMITH, MAYOR

ATTEST:

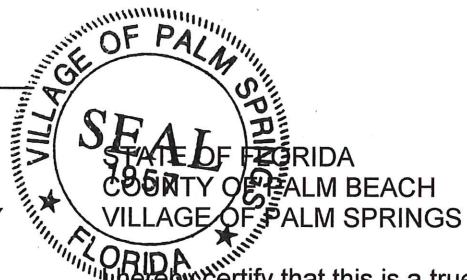
BY: [Signature]

VIRGINIA M. WALTON, VILLAGE CLERK

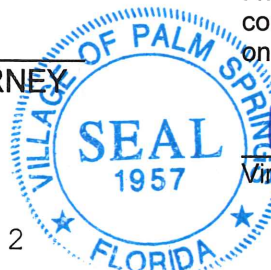
REVIEWED FOR FORM AND LEGAL SUFFICIENCY

BY: [Signature]

GLEN J. TORCIVIA, VILLAGE ATTORNEY



I hereby certify that this is a true and correct copy of the original document on file in my office.



Virginia M. Walton, MMC, Village Clerk

Involuntary Annexations - Phase IIIa - Resolution 2014-54

| PCN | Address | Owner | Acres | Existing Use | Existing FLU | Existing Zoning | Proposed FLU | Proposed Zoning | |
|-------------------------|-------------------|------------------------------|-------|---------------|--------------|-----------------|----------------------------|-----------------|--------------|
| Endave # 1 | | | | | | | | | |
| 00-42-44-24-01-000-0460 | 4360 Diamond Lane | Anne & Raudel Ramirez | 0.590 | Single Family | MR5 | RM | Low Density Residential | RM | \$123,149.00 |
| 00-42-44-2-4010-000-440 | Evergreen Lane | Marci Hargrove | 0.590 | Vacant | MR5 | RM | Low Density Residential | RM | \$30,000.00 |
| Endave # 2 | | | | | | | | | |
| 00-42-44-24-00-000-6080 | 3824 Patio Court | Figrole Joboan | 0.230 | Single Family | MR5 | RM | Medium Density Residential | RM | \$141,243.00 |
| 00-42-44-24-00-000-6050 | Patio Court | Tarpon IV LLC | 0.200 | Vacant | MR5 | RM | Medium Density Residential | RM | \$21,450.00 |
| 00-42-44-24-00-000-6040 | 3842 Patio Court | Deutsche Bank National Trust | 0.270 | Single Family | MR5 | RM | Medium Density Residential | RM | \$90,205.00 |
| | | | 1.880 | Total Acres | | | | | \$ 67,674.50 |



PLANNING DIVISION STAFF REPORT

BOARD OF COUNTY COMMISSIONERS HEARING

I. General Data

Agenda Name: Interlocal Agreement with Village of Palm Springs
Diamond Rd Patio Ct Enclaves

Project Manager: Patricia Behn, Principal Planner

Recommendation: Staff recommends *approval* of the Interlocal Agreement

II. Item Summary

Summary: The item before the Board is to approve an Interlocal Agreement that would annex 2 unincorporated enclaves located south of Diamond Rd, east side of Patio Court; east of Military Trail.

III. Current Request

The Village of Palm Springs is working towards a phasing plan to annex reasonably compact unincorporated sections within its future annexation areas. The Village has requested that the County enter into an Interlocal Agreement to annex the unincorporated enclaves within the area. By Resolution No. 2014-54 adopted on December 11, 2014, the Village of Palm Springs has petitioned the County to enter into such an agreement for the annexation of 2 enclaves consisting of 5 parcels totaling 1.87 acres, as identified in Exhibit A of the Interlocal Agreement. The annexation of the right-of-way segments are identified in Exhibit B of the Interlocal Agreement. The Village has provided written notice to all owners of real property located within the enclaves, as shown at the end of this staff report. The annexation has been processed through the County's review departments, including Fire-Rescue, Engineering, Planning, Zoning, Environmental Resources Management, Parks and Recreation, Water Utilities, County Attorney, Property and Real Estate Management, Sheriff's Office and the Office of Financial Management and Budget and no issues were identified on the annexation.

IV. Background

Florida Statutes: Chapter 171 of the Florida Statutes establishes the annexation procedures for adjusting the boundaries of municipalities, determining when annexations may take place so as to ensure sound urban development, ensure the efficient provision of urban services to areas that become urban in character, and ensure that areas are not annexed unless municipal services can be provided to those areas. The Florida Statutes allows annexation of enclaves less than 10 acres through an Interlocal Agreement between the annexing municipality and the County.

County Policy: The Board of County Commissioners has directed staff to work with municipalities to strategically address annexations. The intention of the annexation objective within the Intergovernmental Coordination Element was to insure that there are mechanisms to guide the annexation process, that annexations are based on cost-effective patterns of service delivery and compliance with state statutory requirements. It is County policy to support and enter into interlocal agreement for the annexation of enclaves that are consistent with goals, objectives and policies of the County's Comprehensive Plan. The proposed annexation is consistent with the Intergovernmental Coordination Element, Objective 1.4, of the County's Comprehensive Plan, which encourages the elimination of enclaves.

Palm Springs Study: Per recommendations of the 2005 Palm Springs Annexation study, adopted by the Village of Palm Springs and accepted by the Board of County Commissioners, the Village and the County agreed to explore and initiate interlocal agreements for enclave annexations. The Board of County Commissioners directed staff to participate with the Village to develop agreements for the unincorporated land within the Village's Future Annexation Area.

V. Data and Analysis

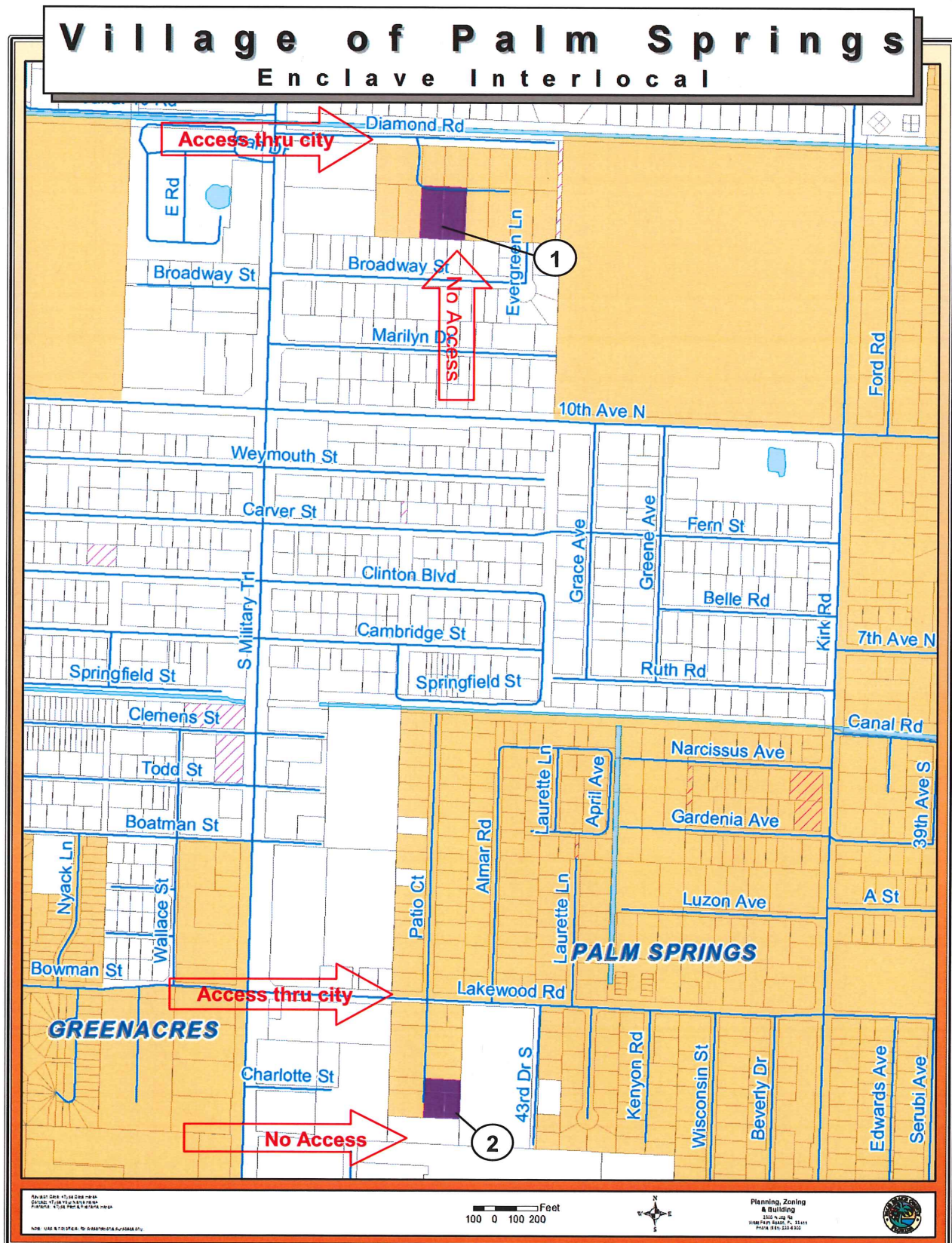
The table provided in this staff report indicates how each parcel meets the criteria definition of an enclave, pursuant to the Definitions Section of Chapter 171.031 of the Florida Statutes. A detailed description of each parcel is included to indicate whether the enclave is (a) bounded and surrounded on all sides by the Village of Palm Springs, or (b) bounded and surrounded on one or more sides by the Village of Palm Springs and on one or more sides by a natural or manmade obstacle that allows the passage of vehicular traffic to the unincorporated area only through the Village.

A map created by County staff of the area is also included in this staff report. The boundary lines are drawn according to the legal description of the Village. The enclaves depicted on the map show the municipal boundaries either surrounding the enclave or depicting the vehicular traffic to the unincorporated area only through the Village.

VI. Staff Assessment

The proposed annexation meets the requirements of Chapter 171, F.S., and is consistent with the Intergovernmental Coordination Element of the County's Comprehensive Plan. County staff recommends approval of the Interlocal Agreement.

T:\Planning\Intergovernmental\Annexations\2015 Fiscal Year\BCC Agenda Items\PS Diamond Patio Enclaves\Attach 3 Diamond Rd Patio Ct Encl STAFF Report.docx



Enclaves Identification

| Enclave 1 (as identified on map) | | | |
|----------------------------------|------------------|------|--|
| 00-42-44-24-01-000-0460 | 4360 Diamond Ln | 0.59 | The area proposed to be annexed is currently bounded and surrounded on the east, north and west sides by the Village of Palm Springs, on the south side by a natural or manmade obstacle that allows the passage of vehicular traffic to the unincorporated area only through the Village, therefore the area meets the characteristics of an enclave per Chapter 171.031(13)(b), F.S. |
| 00-42-44-24-01-000-0440 | Evergreen Lane | 0.59 | |
| Enclave 2 (as identified on map) | | | |
| 00-42-44-24-00-000-080 | 3824 Patio Court | 0.23 | The area proposed to be annexed is currently bounded and surrounded on the east, and north sides by the Village of Palm Springs, on the south and west sides by a natural or manmade obstacle that allows the passage of vehicular traffic to the unincorporated area only through the Village, therefore the area meets the characteristics of an enclave per Chapter 171.031(13)(b), F.S.. |
| 00-42-44-24-00-000-6050 | Patio Court | 0.20 | |
| 00-42-44-24-00-000-6040 | 3842 Patio Court | 0.27 | |

SAMPLE WRITTEN NOTICE TO PROPERTY OWNERS



Village of Palm Springs

Land Development

226 Cypress Lane • Palm Springs, Florida 33461

(561) 965-4016

Fax (561) 439-4132

September 18, 2014

Anne & Raudel Ramirez
4360 Diamond Lane
Lake Worth FL 33461

Re: 00-42-44-24-01-000-0460 4360 Diamond Lane

Dear Sir or Madam,

The Village of Palm Springs has annexed many quality properties as part of the Village Council initiative to provide enhanced services to property owners who share mutual concerns and interests. Your property at 4360 Diamond Lane is one such property that we are currently proposing to annex into the Village. The law allows this annexation to occur by Interlocal Agreement between the Village of Palm Springs and Palm Beach County. The County Commission's policy is to assist municipalities in annexing those contiguous properties, commonly called "pockets" or "enclaves" into the municipality that provides basic services to the area.

The public hearing for the resolution authorizing this annexation has been scheduled for October 9, 2014 at 6:30 p.m. at the Palm Springs Village Community Room, 226 Cypress Lane, Palm Springs, Florida.

The Palm Beach County Board of County Commissioners will also consider the Agreement for approval in November or December. Patricia Behn, Senior Planner for the County can be contacted at (561) 233-5300 for details concerning that meeting.

Sincerely,

Kim Glas-Castro
Land Development Director

SAMPLE WRITTEN NOTICE TO PROPERTY OWNERS



Village of Palm Springs

Land Development

226 Cypress Lane • Palm Springs, Florida 33461

(561) 965-4016

Fax (561) 439-4132

September 18, 2014

Tarpon IV, LLC
18305 Biscayne Blvd Suite 400
Aventura, FL 33160

Re: 00-42-44-24-00-000-6050 Patio Court

Dear Sir or Madam,

The Village of Palm Springs has annexed many quality properties as part of the Village Council initiative to provide enhanced services to property owners who share mutual concerns and interests. Your property at Patio Court is one such property that we are currently proposing to annex into the Village. The law allows this annexation to occur by Interlocal Agreement between the Village of Palm Springs and Palm Beach County. The County Commission's policy is to assist municipalities in annexing those contiguous properties, commonly called "pockets" or "enclaves" into the municipality that provides basic services to the area.

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Sincerely,

Kim Glas-Castro
Land Development Director