

12/11/137

Date

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2018	2019	2020	2021	2022
Capital Expenditures	_____	_____	_____	_____	_____
Operating Costs	_____	_____	_____	_____	_____
External Revenues	_____	_____	_____	_____	_____
Program Income (County)	_____	_____	_____	_____	_____
In-Kind Match (County)	_____	_____	_____	_____	_____
NET FISCAL IMPACT	<u>0</u>	_____	_____	_____	_____
# ADDITIONAL FTE POSITIONS (Cumulative)	_____	_____	_____	_____	_____

Is Item Included in Current Budget? Yes _____ No _____

Does this item include the use of federal funds? Yes _____ No _____

Budget Account No.:

Fund _____ Department _____ Unit _____ Object _____ Program _____

B. Recommended Sources of Funds/Summary of Fiscal Impact:

There is no fiscal impact associated with this item.

C. Department Fiscal Review:

_____ *S. Neering*

III. REVIEW COMMENTS

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

J. H. C. 12/4/17
OFMB 12/12/17
A. J. Faulstich 12/11/17
Contract Development and Control
12/8/17 *TL*

B. Legal Sufficiency:

Anne Adelman 12-11-17
Assistant County Attorney

C. Other Department Review:

Department Director

After execution return to:

Kim Glas-Castro, Director
Planning, Zoning and Building Department
Village of Palm Springs Florida
226 Cypress Lane
Palm Springs, FL 33461

(above space reserved for recording information)

ASSIGNMENT OF CONSERVATION EASEMENT

THIS ASSIGNMENT is made this _____ day of _____ 2017 by Palm Beach County, a political subdivision of the State of Florida (“Assignor”) and the Village of Palm Springs, a municipal corporation in the State of Florida (“Assignee”).

WHEREAS, the real property owner (“Grantor”) granted to Assignor a Conservation Easement over approximately 1.28 acres of real property in Palm Beach County, Florida as legally described in Exhibit “A” a Conservation Easement recorded in the Official Records of Palm Beach County, Florida at Book 13874, Page 0478; and

WHEREAS, at the time said Conservation Easement was executed, the real property was within the unincorporated area of Palm Beach County; and

WHEREAS, subsequently, said real property was annexed into the Village of Palm Springs; and

WHEREAS, the Village of Palm Springs now has regulatory authority over the real property, which includes the Conservation Easement at issue; and

WHEREAS, Assignor desires to assign its rights and obligations pursuant to the Conservation Easement to Assignee and Assignee desires to accept the assignment thereof.

NOW, THEREFORE, in consideration of the sum of \$10.00 paid to Assignor by Assignee and for other good and valuable consideration, the receipt of which is hereby acknowledged by execution of this Assignment:

1. The foregoing recitals are true and correct and incorporated herein.
2. Assignor assigns, transfers and conveys to Assignee and to Assignee’s successors and assigns all of Assignor’s rights, title and interest in the Conservation Easement, attached as Exhibit “A”.

The remainder of this page is intentionally left blank.

IN WITNESS WHEREOF, Palm Beach County has executed this Assignment of Conservation Easement on the date set forth herein.

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

By: _____
[County Administrator or Designee]

(Signature)

(Print Name)

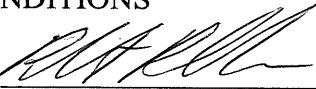
(Signature)

(Print Name)

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

By: _____
Assistant County Attorney

APPROVED AS TO TERMS AND CONDITIONS

By: 
Robert Robbins, Director
Dept. of Env. Resources Management

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this _____ day of _____, 2017 by _____, the _____ of the County of Palm Beach, Florida. The above-named individual is personally known to me or produced _____ as identification.

Notary Public State of Florida
Commission No:
Commission expires:

Helen LaValley
732 No. 'G' St
Lake Worth, FL
33460

EXHIBIT "A"

Page 1 of 5



07/03/2002 11:59:04 20020338657
OR BK 13874 PG 0478
Palm Beach County, Florida

EXHIBIT "B"

CONSERVATION EASEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

KNOWN ALL PERSONS BY THESE PRESENT THAT as a condition of the approval by Palm Beach County of the Vegetation Removal Permit, and pursuant to Palm Beach County Unified Land Development Code Section 9.5.F.2.c.,

("Grantor"), has, for good and valuable consideration, the receipt of which is acknowledged, granted to Palm Beach County, a political subdivision of the State of Florida ("Grantee"), a Conservation Easement in accordance with Section 704.06, Florida Statutes, in and over the real property in Palm Beach County, Florida, as set forth in the legal description attached hereto as Exhibit A (the "Property").

As used herein, the term Grantor shall include any successor or assignee of the Grantor, and the term Grantee shall include any successor or assignee of the Grantee.

It is the purpose and intent of this Conservation Easement to assure that the Property will be retained and maintained forever predominantly in the natural vegetative and hydrologic condition existing at the time of execution of this Conservation Easement, which shall mean that the following activities are prohibited on the Property:

- A. Construction or placement of buildings, roads, signs, billboards or other advertising, utilities, or other structures on or above the ground;
- B. Dumping or placing of soil or other substances or material as landfill, or dumping or placing of trash, waste, or unsightly or offensive materials;
- C. Removal, destruction, cutting, trimming, mowing, alteration or biocide spraying of trees, shrubs, or other vegetation; with exception to the removal of nuisance and exotic plant species as may be required or permitted by law, ordinance, or other government approval;
- D. Excavation, dredging, or removal of loam, peat, gravel, soil, rock, or other material substance in any manner which affects the surface or sub-surface;
- E. Surface use except for purposes that permit the land or water area to remain predominantly in its natural condition;
- F. Activities detrimental to drainage, flood control, water conservation, erosion control, soil conservation, or fish and wildlife habitat preservation;

- G. Acts or uses detrimental to such aforementioned retention and maintenance of land or water areas with the exception of those passive recreational activities as may be defined in the Preserve Management Plan as approved by the County which is attached and incorporated herein as Exhibit B; and
- H. Acts or uses detrimental to the preservation of any features or aspects of the property having historical, archaeological or cultural significance.

It is understood that the granting of this Conservation Easement entitles the Grantee or its authorized representatives to enter the Property in a reasonable manner and at reasonable times to assure compliance.

The Grantor on behalf of itself and its successors or assigns hereby agrees to bear all costs and liability relating to the maintenance of the Property in the natural vegetative and hydrologic conditions as existing at the time of execution of this Conservation Easement. The Conservation Easement hereby granted and the obligation to retain and maintain the Property forever predominantly in the vegetative and hydrologic condition as herein specified shall run with the land and shall be binding upon the Grantor and its successors and assigns, and shall inure to the benefit of the Grantee and its successors and assigns.

Venue for actions in connection with this Conservation Easement shall be in Palm Beach County, Florida. In the event Grantor violates the terms hereof or otherwise fails or refuses to perform any term, covenant or condition of this Conservation Easement for which a specific remedy is not set forth herein, Grantee shall, in addition to any other remedies provided at law or in equity, have the rights of specific performance and injunctive relief. Grantor agrees to pay, and Grantee shall be entitled to recover from Grantor, all removal and restoration costs incurred to restore the land to the natural vegetative and hydrologic conditions as required and stated in this approved Conservation Easement. The foregoing remedies are in addition to any other remedy, fine or penalty which may be applicable under Chapters 373 and 403, Florida Statutes, or Palm Beach County ordinance.

Any forbearance on behalf of the Grantee to exercise its rights in the event of the failure of Grantor to comply with the provisions of this Conservation Easement shall not be deemed or construed to be a waiver of the Grantee's rights hereunder in the event of any subsequent failure by the Grantor to comply.

The Grantor hereby represents that the Grantor is seized of the Property in fee simple and has good right and title to grant and convey this Conservation Easement to the Grantee and that the Property is free and clear of any encumbrances.

BOOK 13874 PAGE 0480

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal of this 2
day of July, 2002.

Signed, sealed, and
delivered in our presence of:

WITNESS

Helen LaValley
PRINT NAME OF WITNESS

WITNESS

Jacki Chaney
PRINT NAME OF WITNESS

GRANTOR:

BY:

RICHARD SCOTT

PRINT NAME OF SIGNATORY

TITLE: PASTOR/PRESIDENT
Authorized Representative

ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me this July 2, 2002
(date), by Richard Scott (name of officer or agent), of New Light Fellowship
(name of corporation), a Florida (State or place of incorporation)
corporation, on behalf of the corporation s/he is personally known to me, produced a valid
driver's license and (did/did not) take an oath.

(Seal)



Helen LaValley
MY COMMISSION # DD027001 EXPIRES
June 14, 2005 INC.
BONDED THRU TROY FAIR INSURANCE, INC.



Helen LaValley
MY COMMISSION # DD027001 EXPIRES
June 14, 2005
BONDED THRU TROY FAIR INSURANCE, INC.

Notary Public
State of Florida

My Commission

Expires: 6/14/2005

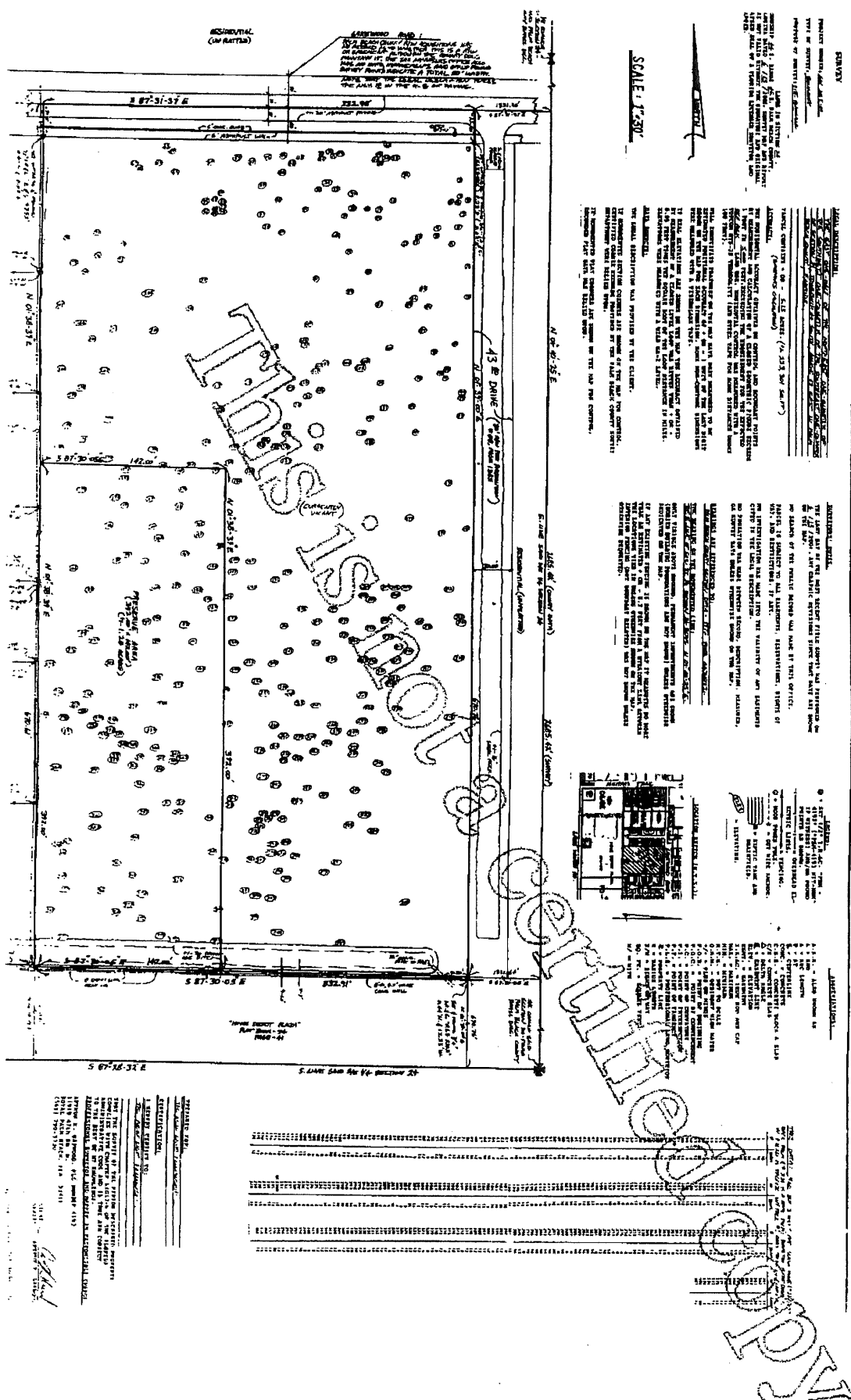
EXHIBIT "A" Page 4 of 5

BOOK 13874 PAGE 0481

EXHIBIT 'A'

The east one-half (1/2) of the northeast one-quarter (1/4) of the southwest one-quarter (1/4) of the southeast one-quarter (1/4) of Section 24, Township 44 south, Range 42 east, in Palm Beach County, Florida.

Entire Parcel contains + or - 5.13 acres



ORDINANCE NO. 2014-31

(SMALL SCALE ANNEXATION, LAND USE AMENDMENT & REZONING)

AN ORDINANCE OF THE VILLAGE OF PALM SPRINGS, FLORIDA, ANNEXING THIRTY-THREE (33) PARCELS OF LAND, PURSUANT TO SECTION 171.0413 (5)&(6), INDIVIDUALLY OWNED, CONSISTING OF A TOTAL OF 48.55 ACRES; LOCATED ON SOUTH MILITARY TRAIL, PATIO COURT, LAKEWOOD ROAD, TODD STREET, CHILDS STREET, PRICE STREET, LAKE WORTH ROAD, AND 42ND WAY SOUTH; AND BEING MORE FULLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO; CONCURRENTLY AMENDING THE COMPREHENSIVE LAND USE PLAN OF THE VILLAGE TO "COMMERCIAL" AND "MEDIUM DENSITY RESIDENTIAL", PURSUANT TO THE "SMALL SCALE" COMPREHENSIVE LAND USE AMENDMENT LAWS OF THE STATE OF FLORIDA, SAID LANDS TO BE CONCURRENTLY DESIGNATED WITH A LAND DEVELOPMENT "COMMERCIAL GENERAL" AND "MULTI-FAMILY RESIDENTIAL" ZONING DISTRICT ON THE VILLAGE OF PALM SPRINGS OFFICIAL ZONING MAP, AND SAID DESIGNATIONS BEING MORE FULLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO; PROVIDING DIRECTIONS TO THE VILLAGE CLERK; PROVIDING FOR REPEAL OF CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Village Council of the Village of Palm Springs, Florida has obtained the signed consent of the owners of more than fifty percent of the contiguous, compact, unincorporated real property which forms the proposed annexation area of 48.55 acres, more or less, and which is more specifically described herein below; and

WHEREAS, such owners desire that said real property be annexed into the Village of Palm Springs, Florida, pursuant to the provisions of Section 171.0413, Florida Statutes; and

WHEREAS, each of the parcels of real property to be annexed hereby either have been developed for urban purposes, or the annexation area is adjacent on at least 60 percent of its boundary to areas developed for urban purposes, as defined by Section 171.031(8), Florida Statutes; and

WHEREAS, Concurrent with the annexation, the Village is seeking to re-designate the Future Land Use and Land Development districts for said lands, with the exception of the Home Depot USA parcel on 4241 Lake Worth Road; and

Ordinance No. 2014-31

WHEREAS, the existing land use designations assigned to all the subject properties is Palm Beach County "CH-8", "MRS", "Urban Center" and "Urban Infill", and the existing zoning designations are "UC", "UI" and "CG"; and

WHEREAS, the Village has adopted a Comprehensive Plan pursuant to the "Local Government Comprehensive Planning and Land Development Regulation Act (the "Act"); and

WHEREAS, the Department of Economic Opportunity has determined that the Village's Comprehensive Plan is "in compliance" with the provisions of the Act and Rule 9J-5, Florida Administrative Code; and

WHEREAS, the Village Council, sitting as the Village's Local Planning Agency (the "LPA") has conducted a public hearing as required by Section 163.3174(4)(a), Florida Statutes (F.S.) to consider the requests for a Comprehensive Plan Amendment to designate the Future Land Use of the subject properties to "medium density residential" and "commercial", with the exception of the Home Depot USA parcel on 4241 Lake Worth Road; and Land Development Zoning District for the subject properties to "residential multi-family" and "commercial general", with the exception of the Home Depot parcel on 4241 Lake Worth Road; and

WHEREAS, the Village Council, has considered the requests for annexation, land use amendment and re-zoning designations, and has also considered the recommendation of the Village staff; and

WHEREAS, it is the opinion of the Village Council that it is in the best public interests that the real property hereinafter described be annexed into the Village of Palm Springs, Florida.

NOW THEREFORE, BE IT ORDAINED BY THE VILLAGE COUNCIL OF THE VILLAGE OF PALM SPRINGS, FLORIDA:

Section 1. The Village Council of the Village of Palm Springs finds that the consents for annexation obtained by the Village bear the signatures of the owners of more than fifty percent of the contiguous, compact, unincorporated real property hereby annexed into the Village of Palm Springs, Florida in accordance with Chapter 171 Part II, Florida Statutes.

Section 2. The Village Council of the Village of Palm Springs finds that each of the parcels of real property to be annexed hereby has been developed for urban purposes, or the annexation area is adjacent on at least 60 percent of its boundary to areas developed for urban purposes, as defined by Section 171.031(8), Florida Statutes.

Section 3. Future Land Use. Concurrent with said annexations, the Future Land Use designations in the Village's Comprehensive Land Use Plan shall be established as "Residential Multi-Family" and "Commercial", with the exception of the Home Depot USA parcel on 4241 Lake Worth Road, more particularly designated in **Exhibit "A"**. Until such time as this said amendments are reviewed by the Florida Department of Economic Opportunity, as provided by law, and the appeal period thereafter, but not sooner than 31 days following the effective date of this ordinance, all development of said lands shall be subject to the requirement of Chapter 171.062(2), Florida Statutes, the same stating that the County Land Use Plan, Zoning, and Subdivision regulations shall apply.

Section 4. Zoning. Concurrent with said annexations, the Land Development (Zoning) District designations on the official Village of Palm Springs Zoning Map shall be established as "Residential Multi-Family" and "Commercial General", with the exception of the Home Depot USA parcel on 4241 Lake Worth Road, more particularly designated in **Exhibit "A"**, subject to the approval and appeal period stated in Section 3, above.

Section 5. Directions to the Village Clerk. The Village Clerk is hereby authorized and directed to forthwith cause the designations of the zoning of the properties described in attached **Exhibit "A"**, with the exception of the Home Depot USA parcel on 4241 Lake Worth Road, as set forth in Section 4 of this Ordinance, on the official Village of Palm Springs Zoning Map. The Village Clerk shall also cause the boundaries as set forth in the Village Charter to be amended and codified. The Village Clerk shall submit such documentation as required by law to give effect to this ordinance to the Clerk of the Circuit Court, pursuant to Section 2.01, Village Charter, the Florida Department of State, and the Florida Department of Economic Opportunity.

Section 6. Repeal of Conflicting Ordinances. All Ordinances, Resolutions or parts of Ordinances and Resolutions in conflict herewith are hereby repealed.

Ordinance No. 2014-31

Section 7. Severability. If any word, clause, sentence, paragraph, section or part thereof contained in this Ordinance is declared to be unconstitutional, unenforceable, void or inoperative by a court of competent jurisdiction, such declaration shall not affect the validity of the remainder of this Ordinance.

Section 8. Effective Date. This Ordinance shall become effective immediately upon adoption.

Council Member Gunter, offered the foregoing Ordinance, and moved its adoption. The motion was seconded by Council Member Escalada, 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"/>
JONI BRINKMAN, COUNCIL MEMBER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PATTI WALLER, COUNCIL MEMBER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

The Mayor thereupon declared this Ordinance approved and adopted by the Village Council of the Village of Palm Springs, Florida, on second reading, the 11th day of December, 2014.

VILLAGE OF PALM SPRINGS, FLORIDA

BY: [Signature]

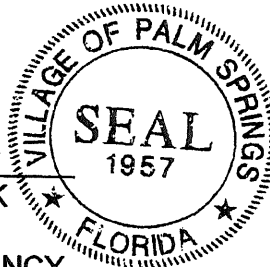
BEV SMITH, MAYOR

First Reading: 11-13-2014
Second Reading: 12-11-2014

ATTEST:

BY: [Signature]

VIRGINIA M. WALTON, VILLAGE CLERK



REVIEWED FOR LEGAL FORM AND SUFFICIENCY

BY: [Signature]

GLEN J. TORCIVIA, VILLAGE ATTORNEY

URBAN SERVICES REPORT

Lake Worth Road/Military Trail Area



October, 2014

INTRODUCTION

Chapter 171.0413(6), F.S. provides for the involuntary annexation of property when the annexed area does not have any registered electors. The area can be annexed when more than 50% of the parcels of land in the area proposed to be annexed consent to the annexation. Prior to the annexation, a report shall be prepared that sets forth the provision of urban services in the area and a map of the area. The report shall be filed with the Palm Beach County ("County") Board of County Commissioners at least fifteen (15) days prior to the Village of Palm Springs ("Village") initiating any formal proceedings regarding the annexation.

The proposed area of annexation is consistent with objectives of both the Village and the County in that it will help square off the Village's boundaries and will simplify the urban service boundary.

DESCRIPTION OF AREA TO BE ANNEXED

The proposed area to be annexed is adjacent to the Village's southwestern boundary along Lake Worth Road and Military Trail. The area contains 48.55 acres and consists of 33 parcels. Table I indicates the owner's name, lot size, address and parcel control number for each property. Figure 1 depicts a map of the area. The voluntary annexations constitute 51.02 % of the land area and 69.70% of the parcels in the area to be annexed (See Table 1).

It should be noted that concurrently with this involuntary annexation, three other annexations are being considered: 1) the voluntary annexation of 4.81 acres owned by the U.S. Postal Service, 2) the voluntary annexation of 4.5 acres owned by CSE Lake Worth, an assisted living facility, and 3) annexation of 7 enclaves through an Interlocal agreement with Palm Beach County. These three annexations are not part of the Chapter 171.043, F.S. proceedings because either 1) there are registered voters on the parcels, and/or 2) the property owners have refused to participate in the voluntary annexation process.

CHARACTER OF AREA TO BE ANNEXED

Chapter 171.043, F.S. requires that an area to be annexed meet the general standards of subsection (1) and the requirements of either subsection (2) or subsection (3). The subject area meets (1) and (3):

Subsection (1) "The total area to be annexed must be contiguous to the municipalities boundaries at the time of annexation proceeding is begun and reasonably compact, and no part of the area shall be included within the boundary of another incorporated municipality."

"Compactness means concentration of a piece of property in a single area and precludes any action which would create enclaves, pockets, or finger areas in serpentine patterns. Any annexation proceeding in any county in the state shall be designed in such a manner as to ensure that the area will be reasonably compact."

The area proposed to be annexed is contiguous to the Village boundaries and is reasonably compact and does not create any enclaves or fingers.

The concurrent voluntary annexation and enclave interlocal ensure that there are no pockets of unincorporated land remaining that might lead to inefficient service delivery.

Subsection (3) "In addition to the area developed for urban purposes, a municipal governing body may include in the area to be annexed any area which does not meet the requirements of subsection (2) if such area either:

- (a) Lies between the municipal boundary and an area developed for urban purposes, so that the area developed for urban purposes is either not adjacent to the municipal boundary or cannot be served by the municipality without extending services or water or sewer lines through such sparsely developed area; or
- (b) Is adjacent, on at least 60 percent of its external boundary, to any combination of the municipal boundary and the boundary of an area or areas developed for urban purposes as defined in subsection (2)."

"Urban purposes means that land is used intensively for residential, commercial, industrial, institutional, and governmental purposes, including any parcels of land retained in their natural state or kept free of development as dedicated as greenbelt areas."

The area proposed to be annexed via Section 171.0413 involuntary procedures complies with subsection (3). It generally complies with subsection (2); however there are not any parcels in the area to be annexed that are used for residential purposes. Therefore, subsection (3) allows consideration of the area beyond that which is to be annexed in order to comply with the intent of annexing all areas developed for urban purposes.

FUTURE LAND USE AND ZONING DESIGNATIONS

The current Palm Beach County future land use designation and zoning districts for all of the properties within the proposed annexation area is summarized on Table 1. The zoning can be characterized as a form of commercial or mixed use (Urban Center, Urban Infill and Commercial General). Figures 2 and 3 indicate the proposed Village of Palm Springs Future Land Use and Zoning designations for the properties. The proposed future land use designation in the Village of Palm Springs for all of the nonresidential properties is Commercial and the proposed zoning classification is Commercial General ("CG"). The residential property is proposed for Multi-Family Residential ("RM") land use and zoning.

INVENTORY OF PUBLIC FACILITIES AND SERVICES

Roadways.

The majority of the properties front Lake Worth Road or Military Trail. Lake Worth Road is a minor State collector in this segment, with a 120-foot cross-section. There are sidewalks on the North and South sides of Lake Worth Road. Lake Worth Road is a six-lane divided roadway with an expanded intersection at Military Trail.

Military Trail is a State arterial, with a 120-foot cross-section. There are sidewalks on the East and West sides of Lake Worth Road. Military Trail is a six-lane divided roadway with expanded intersections at collectors and arterials, including Lake Worth Road.

Several Local Streets bisect the annexation area. Those road rights-of-way that will be transferred to the Village to assume jurisdictional authority and responsibility for maintenance include: Lakewood Road, 43rd Drive South, Childs Street, Cross Street, and N. Price Street. Other streets in the area are private roads: Charlotte Street, Boatman Street, Todd Street, and Clemens Street. The balance of the local streets will remain under the jurisdiction of Palm Beach County until the remaining properties on the respective street are annexed in the Village limits (in a subsequent annexation process). The local streets are in various degrees of improvement from the unimproved Cross Street to the two-lane undivided Lakewood Road, with a sidewalk on the south side of the street.

Drainage.

The developed lots in this area are substantially impervious and non-conforming. On many of the parcels there does not appear to be positive legal outfall except sheet flow into Military

Trail or Lake Worth Road. The drainage system will not change unless or until the properties are redeveloped.

Potable Water and Sanitary Sewer.

The properties located on the north side of Lake Worth Road are within the Village of Palm Springs Utility Service Area. Properties located on the south side of Lake Worth Road are within the Palm Beach County Water Utility Service Area. There will be no change in the water and sewer service by annexing into the Village. An 8" water main is located within the Lake Worth Road right-of-way serving parcels from Price Street to Greentree Circle. A 6" sanitary sewer line serves this same general area, but extends to Childs Street (to the west). An 8" water main and 4" sanitary sewer line interconnect the parcels on the east side of Military Trail, north of Lake Worth Road through easements.

Police.

The area is currently served by the Palm Beach County Sheriff's Office. Once the annexation is effective, the Village of Palm Springs will assume the police protection services. The Village has 42 sworn officers, 16 civilian employees, and 20 part-time employees and volunteers. The Department is organized into Administration, Patrol Division, Criminal Investigation Division, and Support Services Division.

Fire Protection and Emergency Medical Services.

The Village has been served by Palm Beach County Fire Rescue since 2009 with both fire protection and emergency medical services. The Palm Springs Police Department continues to be the First Responders for all emergency calls, including fire and medical calls. A majority of Palm Springs' officers are certified Emergency Medical Technicians and one (1) is a certified Paramedic.

Garbage and Public Works.

The Village has a franchise agreement with Republic Services to pick up and haul all solid waste, trash, and recycling within the Village municipal boundaries. The involuntary annexation area is served by Advanced Systems, who will continue to provide service for an interim period. Newly

annexed areas will transfer their service to the Village's hauler upon expiration of Advance System's contract.

Planning and Zoning and Building Services.

The Village of Palm Springs has its own Land Development Department which performs all planning, zoning, and building plan review for new development and construction. Additionally, all inspections for new construction are performed by this department. Occupational licenses will be issued by the Village for all businesses operating inside the municipal limits.

Leisure Services.

The Village has an active Leisure Services department that provides activities for the young and old alike. The Village Center Complex Campus is 23.5 acres and includes four lighted baseball fields and two lighted multi-purpose fields, basketball and tennis courts, a sand volleyball court, a water park, two tot lots, an 18-hole golf putting course, a teen center, and several instructional multi-purpose rooms. Additionally, the Village has Sago Park and Frost Lake Park and five other neighborhood passive parks to serve residents and their guests.

Library.

The Village has its own 11,800 s.f. Library with a collection of 58,084 materials. It is a part of COALA, which is a resource management agreement with Boynton Beach, Delray Beach, North Palm Beach, Lake Park, and the Village of Palm Springs. The Village also has a reciprocal use agreement with the Palm Beach County Library System.

The area to be annexed consists of commercial properties that are not likely to impact these services.

General Government.

All daily administrative functions and general government support will be available to the properties by the Village if annexed into the corporate limits.

\$171.0413 Involuntary Annexation - Lake Worth Road and Military Trail

TABLE 1

Map ID#	PCN	Address	Owner	Acres	Status	Realized Voters	PBC Land Use	PBC Zoning	Proposed Land Use	Proposed Zoning
33	00424424310070050	3772 Military Trail	Motosadone LLC	0.88	Voluntary	N	Urban Center	UC	Commercial	CG
34	00424424310070010	3772 Military Trail	Motosadone LLC	0.11	Voluntary	N	Urban Center	UC	Commercial	CG
31	00424424310050010	3854 S Military Trail	Pharadis Investment Group LLC (Wendy's)	1.21	Voluntary	N	Urban Center	UC	Commercial	CG
27	00424424300005070	Fallo Court	Graciela Rodriguez & Wilmar Rodriguez	0.92	Voluntary	N	Urban Infill	UI	Commercial	CG
26	00424424300005030	4280 Lakewood Road	New Light Fellowship Inc	5.00	Voluntary	N	Urban Infill	UI	Commercial	CG
6	00424424300005060	4481 Lake Worth Road	Paisa Associates LLC (El Bodegon)	4.73	Voluntary	N	CH/B	CG	Commercial	CG
7	00424424300005410	3980 S Military Trail	Arsenault Gerard Tr (Payless)	0.87	Voluntary	N	CH/B	CG	Commercial	CG
4	00424424340000020	4335 Lake Worth Road	Fu Long LLC (Kingdom Buffet)	1.07	Voluntary	N	Urban Center	UC	Commercial	CG
46	00424424320110010	3520 S Military Trail	Spartan Motors LLC	0.72	Voluntary	N	Urban Infill	UI	Commercial	CG
45	00424424320110050	3546 S Military Trail	Robert E Tubbs & Charlotte S Tubbs	0.64	Voluntary	N	CH/B	CG	Commercial	CG
44	00424424320110010	3564 S Military Trail	Direct Bay LLC	3.26	Voluntary	N	Urban Infill	UI	Commercial	CG
40	00424424300005070	Todd Street	WBP Partners LLC	5.00	Voluntary	N	Urban Infill	UI	Commercial	CG
30	00424425080040080	Childs Street	Tacos Al Carbon Inc	3.24	Voluntary	N	Urban Infill	UI	Commercial	CG
18	00424425080040060	Price Street	Tacos Al Carbon Inc	0.24	Voluntary	N	Urban Infill	UI	Commercial	CG
22	00424425080040120	Lake Worth Road	Tacos Al Carbon Inc	0.30	Voluntary	N	Urban Infill	UI	Commercial	CG
21	00424425080040110	Childs Street	Tacos Al Carbon Inc	0.12	Voluntary	N	Urban Infill	UI	Commercial	CG
17	00424425080040010	4420 Lake Worth Road	Tacos Al Carbon Inc	0.54	Voluntary	N	Urban Infill	UI	Commercial	CG
15	00424425080030010	4360 Lake Worth Road	4360 Inc	0.43	Voluntary	N	Urban Infill	UI	Commercial	CG
9	00424425080021020	4053 Conley Court	Purdy Lane Investments Inc	0.92	Voluntary	N	Urban Infill	UI	Commercial	CG
47	00424424100004380	3450 S. Military Trail	Trail Properties Inc	0.78	Voluntary	N	CH/B	CG	Commercial	CG
48	00424424100002470	4444 Cambridge Street	CVAG Inc	0.11	Voluntary	N	MRS	RM	Medium Density Residential	RM
49	00424424100002430	4494 Cambridge Street	CVAG Inc	0.23	Voluntary	N	Urban Infill	UI	Commercial	CG
30	00424424100000480	3468 S. Military Trail	Trail Properties Inc	0.27	Voluntary	N	CH/B	CG	Commercial	CG
51	00424424100000430	Cambridge Street	Trail Properties Inc	0.04	Voluntary	N	CH/B	CG	Commercial	CG
52	00424424100000320	4450 Cambridge Street	Paula & Lisa Callegas	0.27	Voluntary	N	CH/B	CG	Commercial	CG
53	00424424100000320	3426 S. Military Trail	Jacin Development Inc	0.25	Voluntary	N	CH/B	CG	Commercial	CG
54	00424424100000330	3330 S. Military Trail	Paula & Lisa Callegas	0.25	Voluntary	N	CH/B	CG	Commercial	CG
60	00424424100000660	Clinton Blvd	Darebecafe Investment Corp	0.11	Voluntary	N	Urban Infill	UI	Commercial	CG
61	00424424100000680	Clinton Blvd	Darebecafe Investment Corp	0.21	Voluntary	N	Urban Infill	UI	Commercial	CG
62	00424424100000610	3380 S Military Trail	Darebecafe Investment Corp	0.22	Voluntary	N	Urban Infill	UI	Commercial	CG
25	00424425080070060	S Military Trail	Tuller Properties LLC	0.19	Voluntary	N	Urban Infill	UI	Commercial	CG
24	00424425080070040	4040 S Military Trail	Tuller Properties LLC	0.18	Voluntary	N	Urban Infill	UI	Commercial	CG
19	00424425080040080	4052 Childs Street	Tuller Properties LLC	0.12	Voluntary	N	Urban Infill	UI	Commercial	CG
14	00424425080010010	4326 Lake Worth Road	Tuller Properties LLC	0.12	Voluntary	N	Urban Infill	UI	Commercial	CG
43	00424424320110150	4453 Todd Street	ENS Investments LLC	0.50	Negotiating	N	Urban Infill	UI	Commercial	CG
42	00424424320100010	3600 S Military Trail	Discount Auto Parts Inc	1.07	Negotiating	N	Urban Infill	UI	Commercial	CG
35	00424424280000012	3716 S Military Trail	James J Stearns Tr & Edna Stearns Tr	3.60	Negotiating	N	Urban Infill	UI	Commercial	CG
23	00424425080070010	4000 S Military Trail	Car Properties LLC	0.20	Negotiating	N	Urban Infill	UI	Commercial	CG
12	00424425080001410	4300 Lake Worth Road	Beatrice O Stegall Trust	0.51	Negotiating	N	Urban Infill	UI	Commercial	CG
13	00424425080001430	42nd Way S	Beatrice Stegall Tr & Emmett Stegall Tr	0.23	Negotiating	N	Urban Infill	UI	Commercial	CG
32	00424424310080010	3200 S Military Trail	BellSouth Telecommunications Inc	1.22	Non Responsive	N	Urban Center	UC	Commercial	CG
2	00424424340000020	4241 Lake Worth Road	Home Depot USA Inc	12.01	Non Responsive	N	Urban Center	UC	Commercial	CG
16	00424425080030170	4308 Lake Worth Road	DII Investments Properties LLC	0.17	Non Responsive	N	Urban Infill	UI	Commercial	CG
11	00424425080001420	4266 Lake Worth Road	Erebus Inc	0.59	Non Responsive	N	Urban Infill	UI	Commercial	CG
10	00424425080001030	4236 Lake Worth Road	WPB Investors LLC	4.18	Non Responsive	N	Urban Infill	UI	Commercial	CG
8	004244250800001010	4140 Lake Worth Road	Bache & Horn Enterprises Inc	0.81	Non Responsive	N	Urban Infill	UI	Commercial	CG

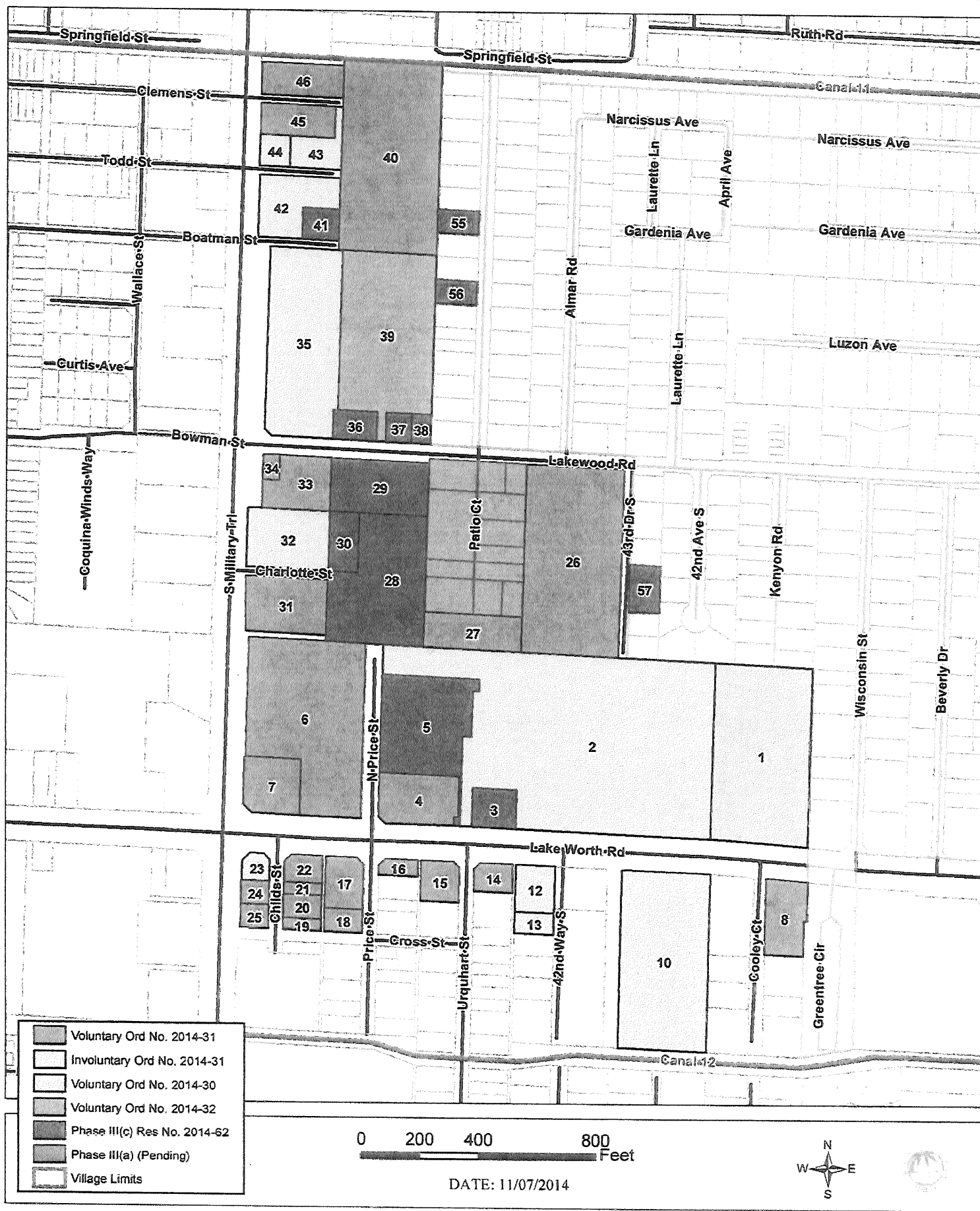
Total # of Voluntary Properties: 33
Total # of Properties: 46
% of Voluntary Properties: 71.74 %

Total Area of Voluntary Properties: 27.43 acres
Total Area of Properties: 52.80 acres
% of Voluntary Properties: 51.95 %

Ordinance No. 2014-31

VILLAGE OF PALM SPRINGS
Lake Worth Road/Military Trail Annexation

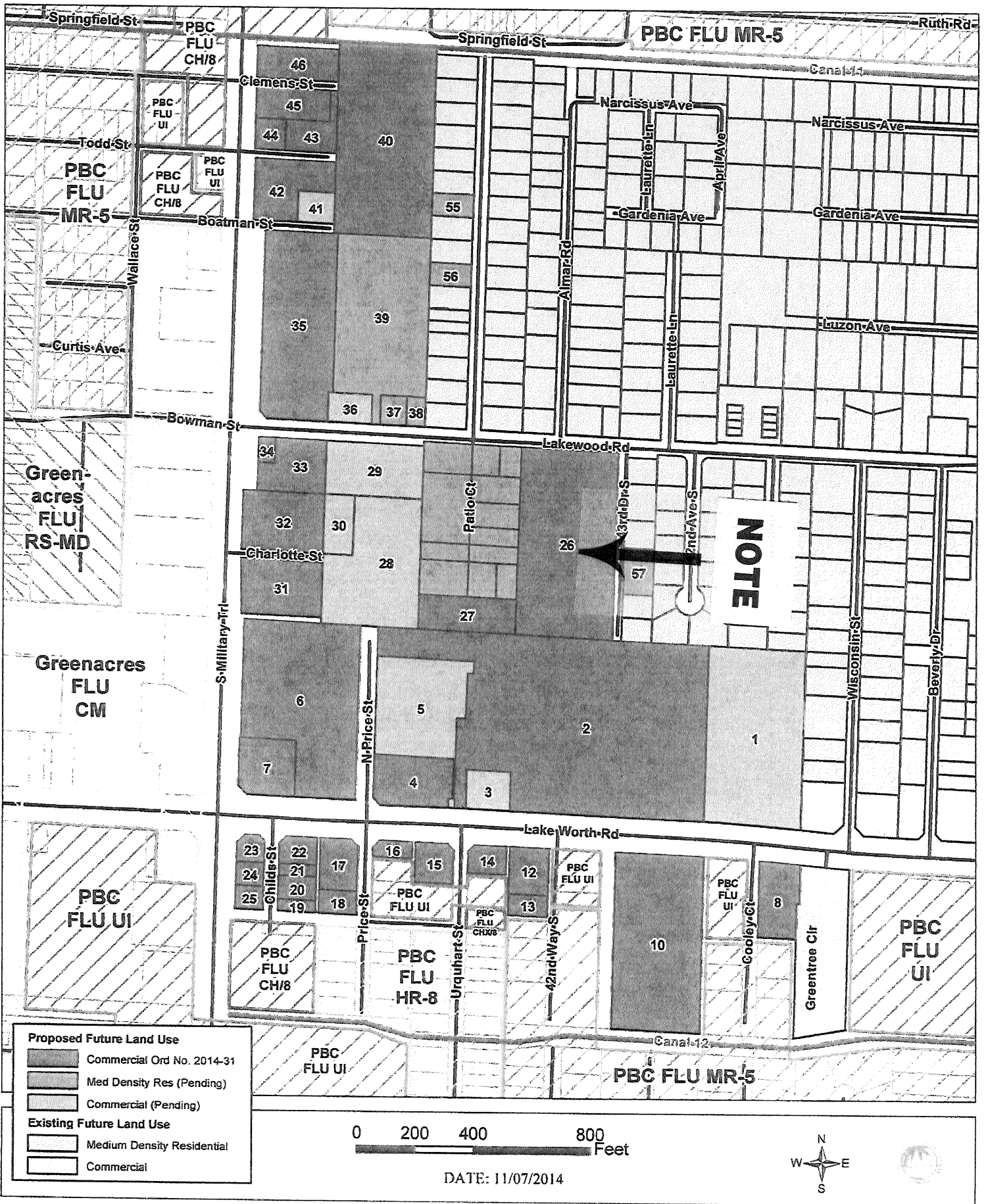
Figure 1



Ordinance No. 2014-31

VILLAGE OF PALM SPRINGS
Lake Worth Road/Military Trail Future Land Use

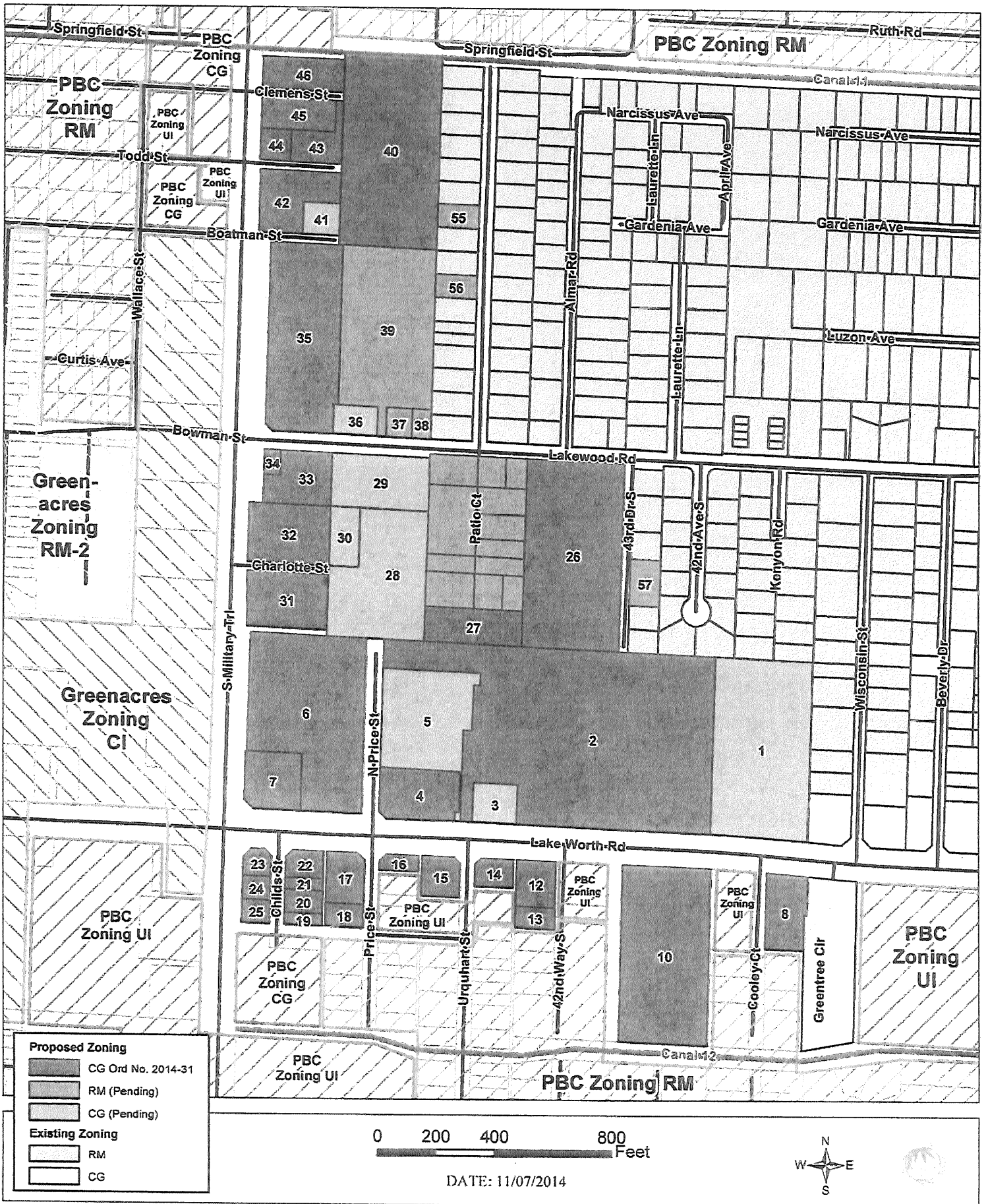
Figure 2



Ordinance No. 2014-31

VILLAGE OF PALM SPRINGS
Lake Worth Road/Military Trail Zoning

Figure 3





Village of Palm Springs

Land Development

226 Cypress Lane • Palm Springs, Florida 33461

(561) 965-4016

Fax (561) 439-4132

November 2, 2017

Bonnie Finneran
Environmental Director
PBC Environmental Resources Management
2300 N. Jog Road
West Palm Beach, FL 33411

RE: Transfer of Conservation Easement to the Village of Palm Springs

Dear Ms. Finneran:

New Light Fellowship Church owns ± 5 acres on Lakewood Road (the "Property"), that was annexed into the Village of Palm Springs in December, 2014 (Ordinance 2014-31, attached). While the County-approved site plan for a place of worship (Petition # 2001-012, Resolution 2001-1859) expired prior to annexation without commencement of any development, a Conservation Easement for tree preservation (ORB 13874, Page 478, attached), benefiting Palm Beach County, remains on the Property.

In consideration of the annexation and the expiration of the site plan, we respectfully request that the subject Conservation Easement be transferred to the Village of Palm Springs, as successor of Grantee.

Thank you for this consideration. We welcome a meeting to discuss further, if desired.

Sincerely,

Kim Glas-Castro

Planning, Zoning & Building Director

cc: Mark Godwin
John Reiser
Michael Ryan
Rich Reade