Agenda Item# 5C-1

# PALM BEACH COUNTY **BOARD OF COUNTY COMMISSIONERS**

AGENDA ITEM SUMMARY

Meeting Date:	April 2, 2024	[]	Consent Workshop	[X] []	Regular Public Hearing
Department:	Planning, Zoning & Building				
Submitted By:	Planning Division				
Submitted For:	Planning Division				

I. EXECUTIVE BRIEF

Motion and Title: Staff seeking direction: regarding the County's position in support or opposition to an annexation by the Town of Haverhill (Town).

Summary: Palm Beach County received a filing for annexation from the Town (February 22, 2024). The Town seeks to voluntarily annex approximately 12.553 acres (5 parcels) of land that are proposed to be redeveloped into a single development. All five parcels are contiguous with each other and although they abut the Town (as noted on the enclosed map), they are not contiguous to the Town as defined by Section 171.031(3), Florida Statutes. The proposed annexation, if it became effective, would create a portion of the Town that would not become a unified whole with the rest of the Town and its residents. A summary of the request is provided below:

Annexation Name	Wallis Rd. Property		
Annexation Type	Voluntary		
Acres	12.553		
Applicant	Meritage Homes		
Location	Approximately 0.22 miles north of Southern		
	Blvd.; 0.91 miles west of S. Military Trail; 2.30		
	miles east of the Florida Turnpike		
	00-42-43-35-02-005-0030		
	00-42-43-35-02-005-0010		
Parcel Control Numbers	00-42-43-35-02-005-0020		
	00-42-43-35-02-006-0070		
	00-42-43-35-02-006-0010		
Existing Use	Residential & Vacant		
Proposed Use	Townhomes		
County Future Land Use	LR-2, Low Density Residential, 2 units/acre		
County Zoning	RM, Multifamily Residential		
Town Future Land Use (proposed*)	High Density Residential; 8 units/acre		
Town Zoning (proposed*)	R-3 Medium Density Residential		

The County sent a letter of objection on March 15, 2024.

Background and Policy Issues: Florida Statutes allows the owner of real property in an unincorporated area to petition a municipality to be annexed if the real property is contiguous to the municipality and reasonably compact. It is the County's position that the proposed annexation area is not contiguous to the municipality as required by Florida Statutes.

Attachment(s): Area Maps of proposed annexation areas

Recommended By:_	h lite arriv	M 3 24 20E	4
· -	Department Director	Date	
Approved by:	Par	4/1/24	
	Deputy County Administrator	Date	

## **II. FISCAL IMPACT ANALYSIS**

#### A. Five Year Summary of Fiscal Impact:

Fiscal Years	2024	2025	2026	2027	2028
Capital	0	0	0	0	0
Expenditures					
<b>Operating Costs</b>	0	0	0	0	0
External	0	0	0	0	0
Revenues					
Program	0	0	0	0	0
Income(County)			×		
In-Kind	0	0	0	0	0
Match(County					
NET FISCAL	0	0	0	0	0
IMPACT					
#ADDITIONAL	0	0	0	0	0
FTE					
POSITIONS	0	0	0	0	0
(CUMULATIVE					

Is Item Included in Current Budget? Is this item using Federal Funds? Is this item using State Funds? 
 Yes\_\_\_\_\_
 No\_\_X\_\_

 Yes\_\_\_\_\_
 No\_\_X\_\_

 Yes
 No\_X

Budget Account No:FundDept

Unit

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

There is no fiscal impact to this agenda item. If there is a change to the fiscal impact, a new agenda item will be presented to the Board.

C. Departmental Fiscal Review:

## **III. REVIEW COMMENTS:**

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

**QFMB** 

Legal Sufficiency B.

Assistant County Attorney

C. Other Department Review

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Contract Dev. & Control

**Department Director** 

Attachment 1 Town of Haverhill Proposed Annexation

