



Town of Lake Clarke Shores

Palm Beach County's Premier Lakeside Community Since 1957

Paul R. Shalhoub
Mayor

Robert M. W. Shalhoub
Vice Mayor

Gregory Freebold
President Pro-Tem

Valentin Rodriguez, Jr.
Council Member

Albert Pavon
Council Member

Daniel P. Clark, P.E.
Town Manager

Mary Pinkerman
Town Clerk

William Smith, III
Chief of Police

September 13, 2021

Representative Mike Caruso, Chair
PB County Legislative Delegation
301 North Olive Ave.
West Palm Beach, FL 33401

Chair Caruso;

The Town of Lake Clarke Shores wishes to introduce, for consideration by the Florida Legislature, a Local Bill, which declares the unincorporated geographic are within our Town boundaries as an enclave.

As stated in s. 171.046, Florida Statutes, "enclaves can create significant problems in planning, growth management and service delivery", which is why the Florida legislature has declared that "it is the policy of the state to eliminate enclaves."

Because the western boundary of the Town of Lake Clarke Shores is Florida Mango, which is a county roadway, the Town must seek an exemption from the statute definition of an enclave through the filing of a Local Bill.

Thank you for your favorable consideration.

Sincerely,

Paul Shalhoub, Mayor
Town of Lake Clarke Shores

Attachments (15 copies of each):
Summary Fact Sheet
Local Bill Draft
Economic Impact Statement
Map of Area to be Annexed

Town of Lake Clarke Shores Local Bill

SUMMARY FACT SHEET

2022 Legislative Session

The Town of Lake Clarke Shores is eliminating an enclave within the boundaries of the Town, which is currently part of unincorporated Palm Beach County.

Section 1. Declares the legal description of the geographic portion of unincorporated Palm Beach County that is within the Town boundary, to be wholly and completely within the Town boundaries on all side, and therefore meets the definition of an enclave.

Explanation - Enclave areas are defined in chapter 171, Florida Statutes, to mean any unincorporated improved or developed area that is enclosed within and bounded on all sides by a single municipality. Unfortunately, the statute does not address the unique boundary exception in this particular circumstance, which is the county roadway, Florida Mango.

The declaration serves as an exemption to the statutory definition of an enclave.

Section 2. Declares that for the purpose of municipal annexation, the unincorporated portion of Palm Beach County within the Town boundaries, is an enclave.

Explanation - The declaration does not automatically annex the enclave into the Town, but by declaring the unincorporated area an enclave, the Town and the County may proceed to consider the area as an enclave and therefore, subject to the same procedures for elimination of an enclave.

Section 3. Effective date will be upon becoming law.

BILL

ORIGINAL

YEAR

A bill to be entitled
An act relating to Palm Beach County; declaring
specific real property as an enclave of a municipality
for certain purposes; providing an exception to
general law; providing an effective date.

Be It Enacted by the Legislature of the State of Florida:

Section 1. The Legislature finds the following described
territory, comprising a portion of Edgewater Park and adjoining
canals and of approximately 32.768 acres in land area, is
bounded on all sides by the municipal boundaries of the Town of
Lake Clarke Shores but for that part of the territory bounded by
Florida Mango Road:

THAT PORTION OF THE PLAT OF EDGEWATER PARK AS
RECORDED IN PLAT BOOK 25, PAGE 236, OF THE PUBLIC
RECORDS OF PALM BEACH COUNTY, FLORIDA LYING EASTERLY
OF FLORIDA MANGO ROAD TOGETHER WITH A PORTION OF THE
L.W.D.D. CANAL NO. L-9, AND A PORTION OF THAT CERTAIN
75.00 FOOT WIDE CANAL RIGHT-OF-WAY LYING EASTERLY OF
AND ADJACENT TO SAID PLAT OF EDGEWATER PARK, BEING
MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 17,
TOWNSHIP 44 SOUTH, RANGE 43 EAST; THENCE N00°31'00"W

BILL

ORIGINAL

YEAR

(ALL BEARINGS HEREIN ARE RELATIVE TO THE BEARING BASE OF THE PLAT OF EDGEWATER PARK) ALONG THE NORTH/SOUTH QUARTER SECTION LINE OF SAID SECTION 17, ALSO BEING THE CENTERLINE OF FLORIDA MANGO ROAD (80.00 FEET WIDE); A DISTANCE OF 2705.55 FEET; THENCE LEAVING SAID CENTERLINE OF FLORIDA MANGO ROAD, DUE EAST, A DISTANCE OF 40.00 FEET TO AN INTERSECTING POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID FLORIDA MANGO ROAD AND THE CENTERLINE OF SAID L.W.D.D. CANAL L-9, AND THE POINT OF BEGINNING.

THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY LINE OF FLORIDA MANGO ROAD, CONTINUING DUE EAST ALONG THE CENTERLINE OF SAID L.W.D.D. L-9 CANAL, A DISTANCE OF 1236.20 FEET; THENCE LEAVING SAID CENTERLINE OF L.W.D.D. L-9 CANAL N20°00'00"E, A DISTANCE OF 237.33 FEET; THENCE N35°57'05"E, A DISTANCE OF 264.12 FEET; THENCE N16°29'54"W, A DISTANCE OF 123.65 FEET; THENCE N04°59'54"W, A DISTANCE OF 278.90 FEET; THENCE N22°47'39"W A DISTANCE OF 561.62 FEET TO A POINT ON THE NORTH LINE OF GOVT. LOT 2 OF SAID SECTION 17; THENCE N89°55'15"W ALONG THE NORTH LINE OF SAID GOVT. LOT 2, A DISTANCE OF 603.65 FEET, THENCE S00°31'00"E PARALLEL WITH THE NORTH/SOUTH QUARTER SECTION LINE OF SAID SECTION 17 AND THE CENTERLINE OF SAID FLORIDA

BILL

ORIGINAL

YEAR

MANGO ROAD, A DISTANCE OF 676.50 FEET; THENCE
N89°55'15"W PARALLEL WITH THE NORTH LINE OF SAID GOVT.
LOT 2, A DISTANCE OF 603.99 FEET TO A POINT ON THE
EASTERLY RIGHT-OF-WAY LINE OF SAID FLORIDA MANGO ROAD,
(80 FEET WIDE); THENCE S00°31'00"E ALONG SAID EASTERLY
RIGHT-OF-WAY LINE, A DISTANCE OF 676.21 FEET TO THE
POINT OF BEGINNING.

SAID LANDS SITUATE IN PALM BEACH COUNTY, FLORIDA, AND CONTAINING
32.768 ACRES MORE OR LESS.

Section 2. Notwithstanding any law to the contrary, for
all purposes of municipal annexation under part I of chapter
171, Florida Statutes, the territory described in section 1
shall be considered an enclave of the Town of Lake Clarke
Shores.

Section 3. This act shall take effect upon becoming a law.

HOUSE OF REPRESENTATIVES
2021 ECONOMIC IMPACT STATEMENT FORM

Read all instructions carefully.

House local bill policy requires that no local bill will be considered by a committee or a subcommittee without an Economic Impact Statement. This form must be prepared by an individual who is qualified to establish fiscal data and impacts and has personal knowledge of the information given (for example, a chief financial officer of a particular local government). Please file this completed form with the Clerk of the House as soon as possible after a bill is filed. Additional pages may be attached as necessary.

BILL #:

SPONSOR(S): Representative Rick Roth

RELATING TO: Town of Lake Clarke Shores

[Indicate Area Affected (City, County or Special District) and Subject]

☐ Check if this is a revised Economic Impact Statement

I. REVENUES:

These figures are new revenues that would not exist but for the passage of the bill. The term "revenue" contemplates, but is not limited to, taxes, fees, and special assessments. For example, license plate fees may be a revenue source. If the bill will add or remove property or individuals from the tax base, include this information as well.

	<u>FY 21-22</u>	<u>FY 22-23</u>
Revenue decrease due to bill:	\$ <u>-0-</u>	\$ <u>-0-</u>
Revenue increase due to bill:	\$ <u>-0-</u>	\$ <u>118,000</u>

II. COST:

Include all costs, both direct and indirect, including start-up costs. If the bill repeals the existence of a certain entity, state the related costs, such as satisfying liabilities and distributing assets.

Expenditures for Implementation, Administration, and Enforcement:

<u>FY 21-22</u>	<u>FY 22-23</u>
\$ <u>10,000</u>	\$ <u>60,000</u>

Please include explanations and calculations regarding how each dollar figure was determined in reaching total cost.

Advertising and notification costs associated with bringing approximately 100 new properties onto the Town's tax roll.
Town services to the new properties for police, ode enforcement, road maintenance, etc. on an annual basis.

III. FUNDING SOURCE(S):

State the specific sources from which funding will be received, for example, license plate fees, state funds, borrowed funds, or special assessments.

If certain funding changes are anticipated to occur beyond the following two fiscal years, explain the change and at what rate taxes, fees, or assessments will be collected in those years.

	<u>FY 21-22</u>	<u>FY 22-23</u>
Local:	\$ <u>-0-</u>	\$ <u>118,000</u>
State:	\$ <u>-0-</u>	\$ <u>3,000</u>
Federal:	\$ <u>-0-</u>	\$ <u>-0-</u>

IV. ECONOMIC IMPACT:

Potential Advantages:

Include all possible outcomes linked to the bill, such as increased efficiencies, and positive or negative changes to tax revenue. If an act is being repealed or an entity dissolved, include the increased or decreased efficiencies caused thereby.

Include specific figures for anticipated job growth.

1. Advantages to Individuals:

Future municipal service delivery will be improved by eliminatin duplication between county and Town. Septic tank conversion will benefit quality of life issues.

2. Advantages to Businesses:

Future municipal service delivery will be improved by eliminating duplication between county and Town. Septic tank conversion will benefit quality of life issues.

3. Advantages to Government:

Future municipal service delivery will be improved by eliminating duplication between county and Town. Septic tank conversion will benefit quality of life issues.

Potential Disadvantages:

Include all possible outcomes linked to the bill, such as inefficiencies, shortages, or market changes anticipated.

Include reduced business opportunities, such as reduced access to capital or training.

State any decreases in tax revenue as a result of the bill.

1. Disadvantages to Individuals:

Of the approximate 1,600 residences impacted, 100 residences may experience an increase in taxes to cover the cost of services they are not currently receiving from the county.

2. Disadvantages to Businesses:

N/A

3. Disadvantages to Government:

NONE

V. DESCRIBE THE POTENTIAL IMPACT OF THE BILL ON PRESENT GOVERNMENTAL SERVICES:

There will be a net positive impact to both county and municipal governments. The county will save money by reducing their obligation to approximately 100 households. The Town will finally be fairly and accurately compensated for the services they have been providing to the unincorporated area within the Town boundary.

VI. SPECIFIC DATA USED IN REACHING ESTIMATES:

Include the type(s) and source(s) of data used, percentages, dollar figures, all assumptions made, history of the industry/issue affected by the bill, and any audits.

Data was gathered from current Town budgets for specific municipal services. There are approximately 1,500 existing properties in the Town. Eventually, the 100 new properties will be incorporated into the Town. The additional costs were calculated on a pro rata share basis, when possible.

VII. CERTIFICATION BY PREPARER

I hereby certify I am qualified to establish fiscal data and impacts and have personal knowledge of the information given. I have reviewed all available financial information applicable to the substance of the above-stated local bill and confirm the foregoing Economic Impact Statement is a true and accurate estimate of the economic impact of the bill.

PREPARED BY: 
[Must be signed by Preparer]

Print preparer's name: Dan Clark

September 15, 2021

Date

TITLE (such as Executive Director, Actuary, Chief Accountant, or Budget Director):

Town Manager

REPRESENTING: Lake Clarke Shores

PHONE: (561) 964-1515

E-MAIL ADDRESS: dclark@lakeclarke.org



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TOWN OF LAKE CLARKE SHORES ANNEXATION EXHIBIT



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