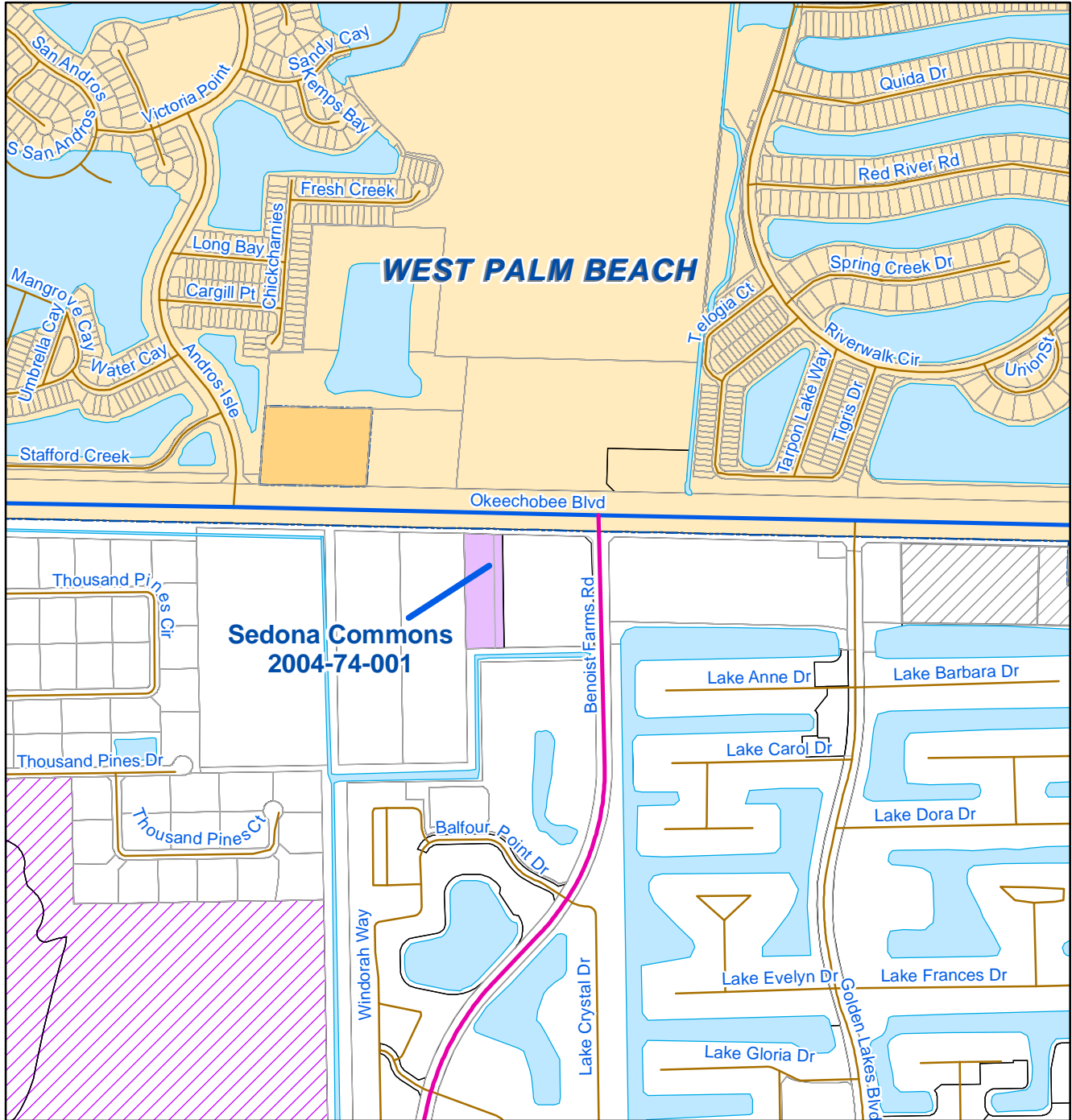


Annexation Petition Summary

Municipality	West Palm Beach	Fiscal Year	2004
Annexation Name	Sedona Commons	Status	Adopted
Annexation ID	2004-74-001		
Acres	2.63		
Location	The south side of Okeechobee Blvd., approximately 500' west of Benoist Farms Road		
First Reading	3/15/04	Second Reading	3/29/04
<hr/>			
Type	Voluntary	Auto Id Number	406
Intake Date	1/28/04		
Existing Use	Medical building		
County FLU	Commercial High (CH)		
County Zoning	Comm. High Intensity Office		
Proposed Use	Medical building		
Proposed FLU	Commercial		
Proposed Zoning	General Commercial		
Commissioner	Jeff Koons	District	2
AdoptionDate	3/29/04	Completed?	<input checked="" type="checkbox"/>
OrdNum	3748-04	Objections?	<input type="checkbox"/>
Affected Parcel Control Numbers		Comments:	
	00-42-43-28-16-001-0000		

Annexation Location Map

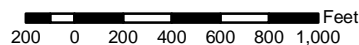


- | | | |
|-----------------------------|---------------------------------|-------------------|
| Newly Proposed Annexation | Palm Beach County Owned Parcels | ROW Maintenance* |
| Pending Annexation | CCRT Area | County Maintained |
| Previous Annexation | Municipality | State Maintained |
| Failed/Withdrawn Annexation | Water | Other |

*Source: ROW Maintenance Data provided by PBC Engineering Dept 2006 ENGGDB.CMR

Date: 07/11/07
 Contact: Nicole Delsoin
 Filename: N:\Division Pr\Annex\FY2007

Note: Map is not official,
 for informational purposes only



**Planning, Zoning
 & Building**

2300 N. Jog Rd.
 West Palm Beach, FL 33411
 Phone (561) 233-5300





CFN 20040188711
OR BK 16772 PG 0415
RECORDED 04/07/2004 11:07:56
Palm Beach County, Florida
Dorothy H Wilken, Clerk of Court

ORDINANCE NO. 3748-04

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF WEST PALM BEACH, FLORIDA, ANNEXING APPROXIMATELY THREE (3) ACRES OF LAND GENERALLY LOCATED ON THE SOUTH SIDE OF OKEECHOBEE BOULEVARD, APPROXIMATELY 500 FEET WEST OF BENOIST FARMS ROAD; DECLARING THAT THE VOLUNTARY ANNEXATION PETITION BEARS THE SIGNATURE OF THE OWNER OF THE REAL PROPERTY ANNEXED HEREBY; DIRECTING THE MAYOR OR HER DESIGNEE TO DO ALL THINGS NECESSARY TO EFFECTUATE THIS ANNEXATION; PROVIDING A CONFLICTS CLAUSE; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

* * * * *

WHEREAS, an application for a voluntary annexation has been submitted by Robert Needle on behalf of 8190 Investors, LLC, for an approximately three acre parcel; and

WHEREAS, this application for annexation provides an opportunity for the City of West Palm Beach to review the proposed annexation and its related impacts; and

WHEREAS, consideration of annexation of the said real property into the City of West Palm Beach, Florida, is pursuant to the provisions of Chapter 171, Florida Statutes; and

WHEREAS, the Planning Board recommended approval (7-0) of this request to the City Commission after a Public Hearing on January 21, 2004; and

WHEREAS, it is the opinion of the City Commission that it is in the best public interest that the real property described below be annexed in to the City of West Palm Beach.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF WEST PALM BEACH, FLORIDA, that:

SECTION 1: The City Commission finds that the written petition for voluntary annexation filed with the City bears the signature of the owner of the real property hereby annexed into the City of West Palm Beach, Florida.

SECTION 2: The City Commission hereby finds and determines that the annexation described herein is consistent with the Comprehensive Plan of the City adopted pursuant to Section 163.3161 et. seq., Florida Statutes.

SECTION 3: The real property legally described in **EXHIBIT A**, being 2.63 acres more or less and being the subject of the aforesaid petition for voluntary annexation filed pursuant to Chapter 171, Florida Statutes, is hereby annexed into the City of West Palm Beach, Florida. A survey depicting the property affected by this ordinance is attached as **EXHIBIT B**.

ORDINANCE NO. 3748-04

SECTION 4: The Mayor or her designee is hereby directed to do all things necessary to effectuate this annexation.

SECTION 5: All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 6: Should any section or provision of this ordinance or any portion, paragraph, sentence or word thereof be declared by a court of competent jurisdiction to be invalid, such decision shall not effect the validity of the remainder hereof.

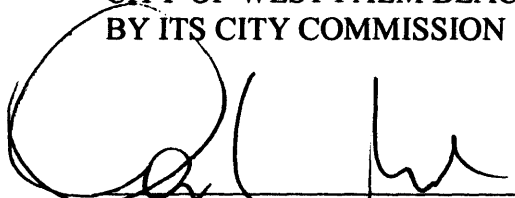
SECTION 7: This ordinance shall take effect in accordance with law.

FIRST READING THIS 15th DAY OF March, 2004.

SECOND READING AND FINAL PASSAGE THIS 29th DAY OF March, 2004.

(CORPORATE SEAL)

CITY OF WEST PALM BEACH
BY ITS CITY COMMISSION




PRESIDING OFFICER

ATTEST:



CITY CLERK

CITY ATTORNEY'S OFFICE
Approved as to form
and legal sufficiency

By: 
Date: 2/23/04

**EXHIBIT A
SEDONA COMMONS LEGAL DESCRIPTION**

LEGAL DESCRIPTION

PARCEL I

The West 112.06 feet of Tract 16, Block 1, PALM BEACH FARMS COMPANY PLAT NO. 9, as same is recorded in Plat Book 5, page 58, of the public records of Palm Beach County, Florida; LESS AND EXCEPTING THEREFROM the South 590 feet thereof. TOGETHER WITH an easement for ingress-egress purposes over the North 30 feet of the South 620 feet of Tract 16, Block 1, PALM BEACH FARMS COMPANY PLAT NO. 9, as same is recorded in Plat Book 5, page 58, of the public records of Palm Beach County, Florida, less and excepting therefrom the West 112.06 feet thereof.

TOGETHER WITH PARCEL II

The Easterly 40 feet of the West 152.06 feet of Tract 16, Block 1 PALM BEACH FARMS COMPANY PLAT NO. 9, as same is recorded in Plat Book 5, page 58, of the public records of Palm Beach County, Florida; LESS AND EXCEPTING THEREFROM the South 590 feet thereof. TOGETHER WITH an easement for ingress-egress purposes over the North 30 feet of the South 620 feet of Tract 16, Block 1, PALM BEACH FARMS COMPANY PLAT NO. 9, as same is recorded in Plat Book 5, page 58, of the public records of Palm Beach County, Florida, less and excepting therefrom the West 152.06 feet thereof.

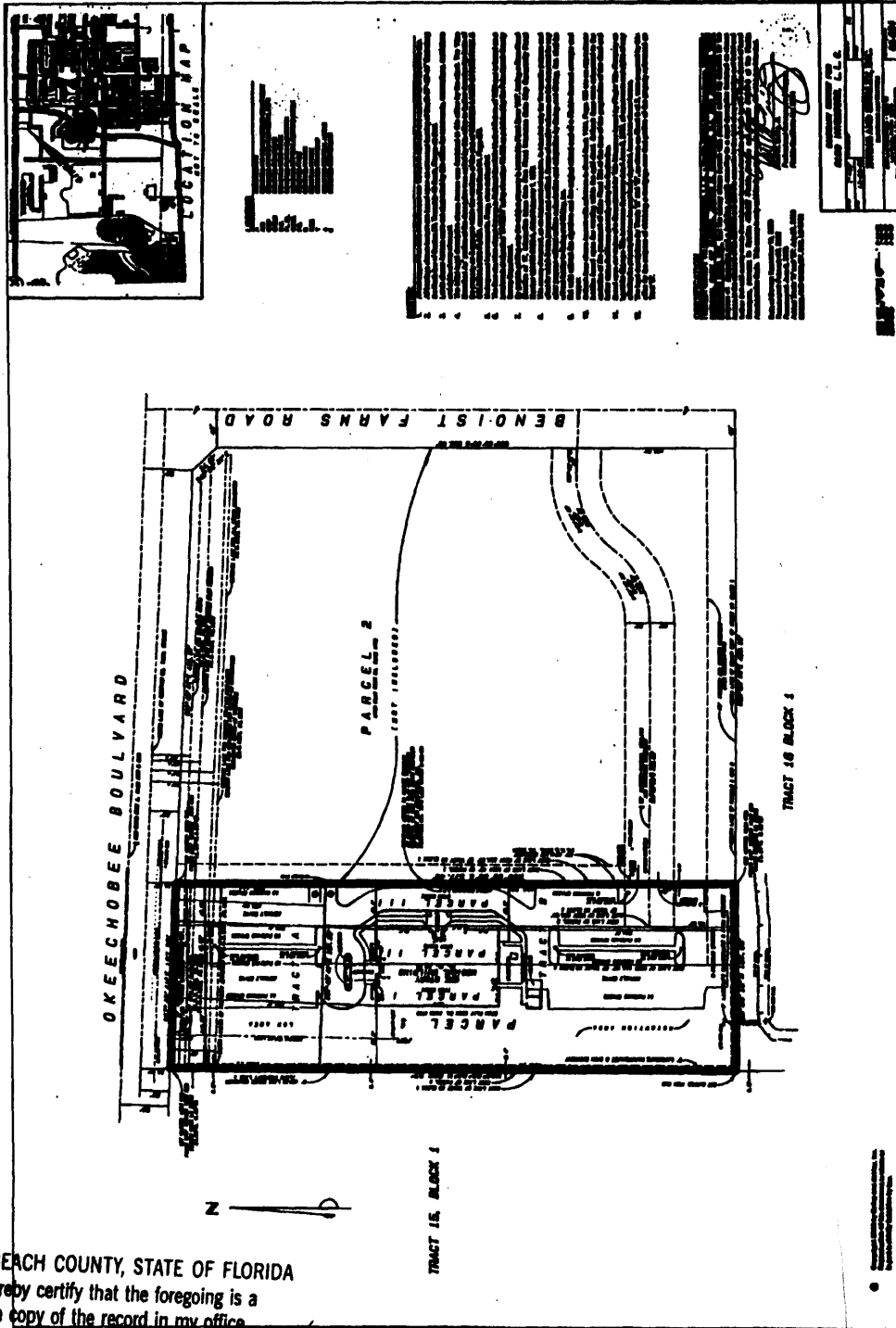
AND TOGETHER WITH PARCEL III

The East 45.00 feet of the West 197.06 feet of Tract 16, Block 1, PALM BEACH FARMS COMPANY PLAT NO. 9, as same is recorded in Plat Book 5, page 58, of the public records of Palm Beach County, Florida; LESS AND EXCEPTING THEREFROM the South 590 feet thereof. TOGETHER WITH an easement for ingress-egress purposes over the North 30 feet of the South 620 feet of Tract 16, Block 1, PALM BEACH FARMS COMPANY PLAT NO. 9, as same is recorded in Plat Book 5, page 58, of the public records of Palm Beach County, Florida, less and excepting therefrom the West 197.06 feet thereof.

ALSO DESCRIBED AS

Parcel 1, TOGETHER WITH the West 45.00 feet of Parcel 2, GOLDEN LAKES OFFICE PARK & GOLDEN LAKES PLAZA, according to the plat thereof, recorded in Plat Book 34, Page 178, of the public records of Palm Beach County, Florida.

**EXHIBIT B
SEDONA COMMONS SURVEY**



PALM BEACH COUNTY, STATE OF FLORIDA

I hereby certify that the foregoing is a true copy of the record in my office.

This 7 Day of APRIL 20 04.

DOROTHY H. WILKEN
Clerk Circuit Court

BY *Dorothy H. Wilken* D.C.

*The
City
of
West Palm Beach*



"The Capital City of the Palm Beaches"

**CITY CLERK
P.O. Box 3366
West Palm Beach, FL 33402
Telephone: 561/659-8020
Fax: 561/653-2657**

April 8, 2004

SUBJECT: VOLUNTARY ANNEXATION

Ms. Kristin Garrison
c/o Director of Planning, Zoning & Building
ATT: Principal Planner
100 Australian Avenue
West Palm Beach, FL 33406

To Whom It May Concern:

Enclosed please find a recorded copy of Ordinance Nos. 3745-04 and 3748-04 enacted by the City of West Palm Beach, Florida at the regular session of March 29, 2004, annexing certain property to the City of West Palm Beach.

If this office can be of further assistance to you, please do not hesitate to contact us.

Sincerely,

Barbara Dughan
Barbara Dughan
Deputy Clerk

Enc.

**RECEIVED
APR 13 2004
PLANNING DIVISION**

"An Equal Opportunity Employer"

Municipal Boundary Change Notification Form

Prepared in accordance with the Florida Statutes

Please mark envelope "ATTN: Annexation Notice" or "ATTN: Deannexation Notice"

This form and all indicated enclosures have been forwarded to:

Department of State
Bureau of Administrative Code
The Elliot Building
401 South Monroe Street
Tallahassee, FL 32399-0250

Executive Office of the Governor
Office of Planning and Budgeting
Revenue & Economic Analysis Unit
The Capitol
Tallahassee, FL 32399-0001

Clerk of the Circuit Court
Dorothy Wilken
301 N. Olive Avenue
West Palm Beach, FL 33401

Ms. Kristin Garrison
c/o Director of Planning, Zoning & Building
(ATTN: Principal Planner)
100 Australian Avenue
West Palm Beach, FL 33406

Property Appraiser
Gary Nikolits
Geoprocessing Section
301 N. Olive Ave., 5th Floor
West Palm Beach, FL 33401

Theresa LePore, Supervisor of Elections
240 S. Military Trail
West Palm Beach, FL 33415

National Flood Insurance Program, Region 4
1532 Dunwoody Village Parkway
Suite 200, Offices B & C
Dunwoody, GA 30338

Other: _____

Municipality: CITY OF WEST PALM BEACH

Today's Date: 4/7/2004

Contact for Questions: ERIC SCHNEIDER

Phone Number: 561 659-8031

Ordinance Number or Identification: 3748-04

Effective Date: 4/8/2004

This Is a Notice of: Annexation

Deannexation

Will addresses in the annexed
area be changed? (yes no)

POPULATION EFFECT STATEMENT (per F.S. 186)

Best estimate of increase (decrease)
caused by this boundary change:

Total Population: 0

Single Family
Housing Units: N/A

Multi-Family
Housing Units: N/A

Mobile Homes: N/A

ENCLOSURES

Required (per F.S. 171): Certified Copy of Adopting Ordinance,
Including Legal Description of Boundaries by Metes and Bounds
and a Map (Map Scale: _____)
(Map scale should be large enough to accurately determine the boundaries of the
annexation or deannexation. If available, please include at least four monumented
section corners or other features that reference the monumented section grid.
Please do not fold the map.)

Essential for County agencies and utilities: List of Affected Addresses
(Include the original addresses and, if they will be changed, the new addresses.)

Optional: Coordinate Geometry of Annexed or Deannexed Area

Other (Specify: _____)