

Annexation Petition Summary



Municipality	West Palm Beach	Fiscal Year 2012
Annexation Name	Oxbridge Academy Expansion	Status Adopted
Annexation ID	2011-74-001	
Acres	1.48	
Location	West side of Military Trl, north of Community Dr	

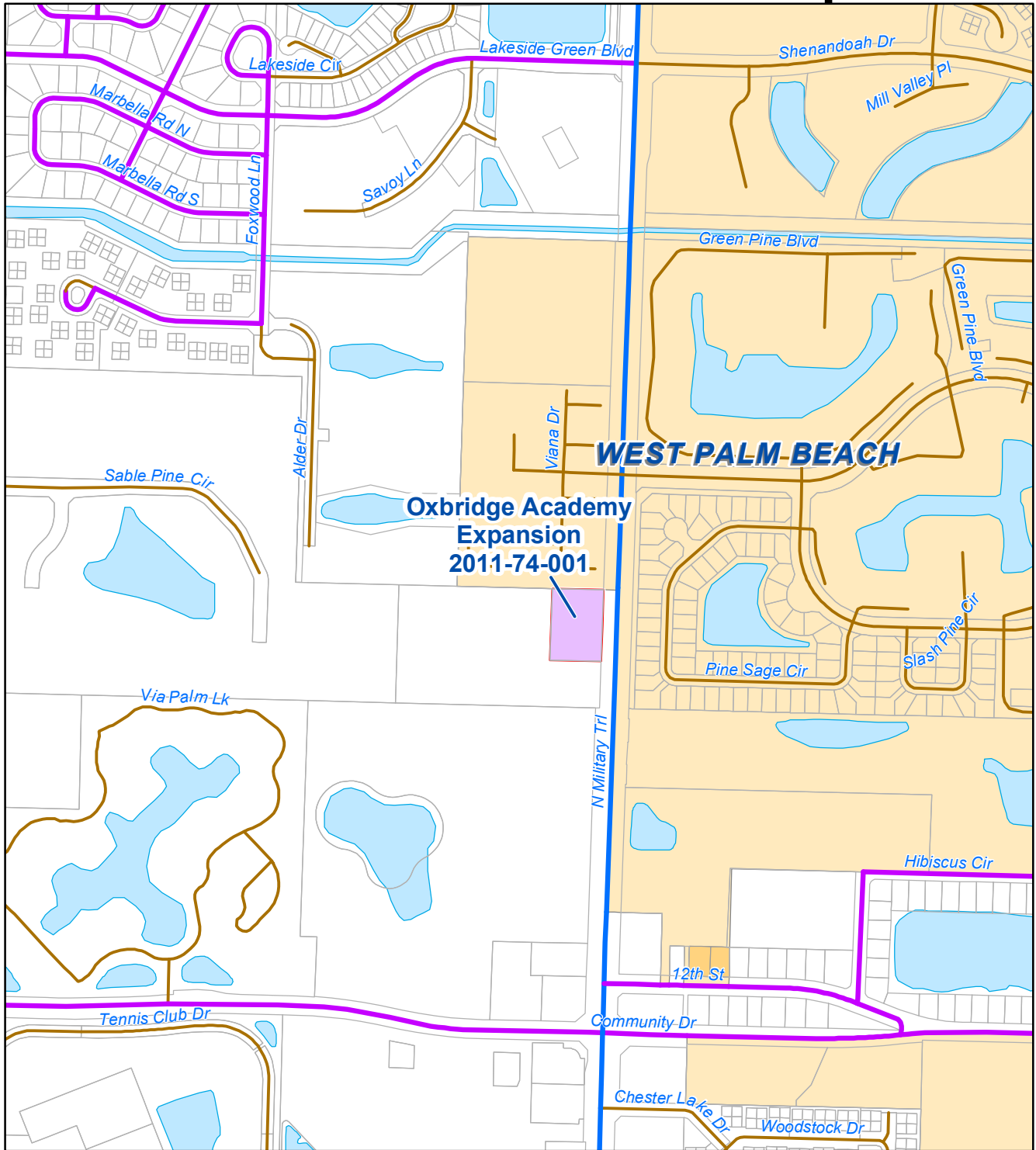
First Reading	10/17/2011	Second Reading 12/12/2011
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




Type	Voluntary	Auto Id Number 848
Intake Date	8/25/2011	Petition Number
Existing Use	Vacant	
County FLU	Medium Residential 5 (MR-5)	
County Zoning	Single Family Residential (RS)	
Proposed Use	School & Sports Field Expansion	
Proposed FLU	Community Service (CS)	
Proposed Zoning	Community Service (CS)	
Commissioner	Paulette Burdick	District 2

Adoption Date	12/12/2011	Completed?	<input checked="" type="checkbox"/>
Ordinance Number	4376-11	Objections?	<input type="checkbox"/>

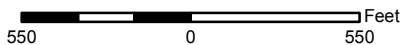
Affected Parcel Control Numbers	Comments:
00-42-43-13-00-000-7040	

Annexation Location Map



- | | | |
|---|---|---|
|  Newly Proposed Annexation |  Palm Beach County Owned Parcels | County ROW Maintenance |
|  Municipality |  Water |  County Maintained |
| | |  Courtesy Maintained |
| | | Other ROW Maintenance |
| | |  State Maintained |
| | |  Other |

Updated: 08/29/2011
 Contact: Nicole Delsoin
 Filename: N:\Division Pr\Annex\FY2011
 Note: Map is not official, for informational purposes only
 Source: ROW Maintenance Data PBC Engineering
 Dept 2010 pbcgis1 SDE GEODATA.CENTERLINE_LN



**Planning, Zoning
& Building**

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



ORDINANCE NO. 4376-11

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF WEST PALM BEACH, FLORIDA, VOLUNTARILY ANNEXING APPROXIMATELY 1.48 ACRES OF LAND LOCATED ON THE WEST SIDE OF MILITARY TRAIL, APPROXIMATELY 1,800 FEET NORTH OF COMMUNITY DRIVE; DECLARING THAT THE VOLUNTARY ANNEXATION PETITION BEARS THE SIGNATURE OF THE OWNER OF THE REAL PROPERTY TO BE ANNEXED; DECLARING THAT ALL LEGAL PREREQUISITES AND REQUIREMENTS HAVE BEEN MET; FINDING CONSISTENCY WITH THE COMPREHENSIVE PLAN; 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, Future Land Use Map amendment, and a rezoning has been submitted for approximately 1.48 acres of real property located on the west side of Military Trail, approximately 1,800 feet north of Community Drive in unincorporated Palm Beach County; and

WHEREAS, the City Commission of the City of West Palm Beach, Florida has obtained the signed consent of the owners of the real property which forms the proposed annexation area; and

WHEREAS, such owners desire that the subject real property be annexed into the City of West Palm Beach, Florida, pursuant to the provisions of Section 171.0413, Florida Statutes; and

WHEREAS, the property is contiguous to the City and reasonably compact; and

WHEREAS, the 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, all prerequisites to annexation set forth in Section 171.042, Florida Statutes, have or will be accomplished; and

WHEREAS, notice of the annexation will be published in accordance with the requirements of Sec. 171.044, Florida Statutes; and

WHEREAS, notice of the annexation and a copy of the annexation report has been provided, via certified mail, to the Board of County Commissioners of Palm Beach County, pursuant to Florida Statutes; and

WHEREAS, Palm Beach County provided a letter to the City of West Palm Beach dated September 20, 2011 stating that the County had not identified any inconsistencies under the law arising from the proposed annexation, and thus issued no objections thereto; and

WHEREAS, the Planning Board recommended approval (5-0) of this request to the City Commission after a Public Hearing on September 20, 2010; and

WHEREAS, it is the opinion of the City Commission that it is in the best public interest that the subject real property, more particularly described in **EXHIBIT A** attached hereto, be annexed into 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 consent for annexation obtained by the City bears the signature of the owners of the unincorporated real property hereby annexed into the City of West Palm Beach, Florida.

SECTION 2: The City Commission hereby finds that prior to final passage of this Ordinance, each of the prerequisites to annexation, as set forth in Section 171.042, Florida Statutes, has been met.

SECTION 3: 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 4: The City Commission hereby finds that the parcel of real property to be annexed hereby is contiguous to the City of West Palm Beach, is reasonably compact, and is proposed to be developed for urban purposes, as defined by Section 171.043, Florida Statutes.

SECTION 5: The subject real property, being 1.48 acres, more or less, more particularly described as set forth in **EXHIBIT A**, and with the voluntary consent of the property owner filed pursuant to Chapter 171, Florida Statutes, is hereby annexed into the City of West Palm Beach, Florida. A sketch and legal depicting the subject real property affected by this ordinance is attached as **EXHIBIT B**.

SECTION 6: The boundary lines of the City of West Palm Beach are hereby redefined to include the area of real property annexed by this Ordinance.

SECTION 7: Within seven (7) days of the final passage of this Ordinance, the City Clerk shall file a copy of this Ordinance with the Clerk of the Circuit Court for Palm Beach County and shall provide a copy of this Ordinance to the County Administrator of Palm Beach County and to the Florida Department of State.

SECTION 8: Upon final passage, the City Clerk shall provide a copy of this Ordinance to the Planning Manager, the City Surveyor, and the Municipal Code Corporation. The Planning Manager shall provide a copy of this Ordinance to all City departments which need notice of parcel annexation.

ORDINANCE NO. 4376-11

SECTION 9: Any prior ordinance in conflict with this Ordinance is repealed.

SECTION 10: This ordinance shall take effect in accordance with law.

FIRST READING THIS 17th DAY OF October, 2011.

SECOND READING AND FINAL PASSAGE THIS 12th DAY OF December, 2011.

(CORPORATE SEAL)

CITY OF WEST PALM BEACH
BY ITS CITY COMMISSION

Seraldine Nuow
PRESIDING OFFICER

ATTEST:

[Signature]
CITY CLERK

CITY ATTORNEY'S OFFICE
Approved as to form and legality
By: [Signature]

Last printed 12-2-11

STATE OF FLORIDA
COUNTY OF PALM BEACH
CITY OF WEST PALM BEACH

This copy is a true copy of the original on file in this office. WITNESS my hand and Official Seal. This 16th day of December 20 11.

City of West Palm Beach
By: [Signature] Deputy Clerk

**EXHIBIT A
Legal Description**

A parcel of land being the North 300 feet of the East 275 feet of the South 1815 feet of the Southwest $\frac{1}{4}$ of Section 13, Township 43 South, Range 42 East, Palm Beach County, Florida, less the East 60 feet thereof for Military Trail (State Road 809).

Subject to any the rights-of-way, covenants, reservations and restrictions of record, if any.

Said lands lying and situate in Palm Beach County, Florida.

Said lands contain 64,503 square feet or 1.48 acres, more or less.

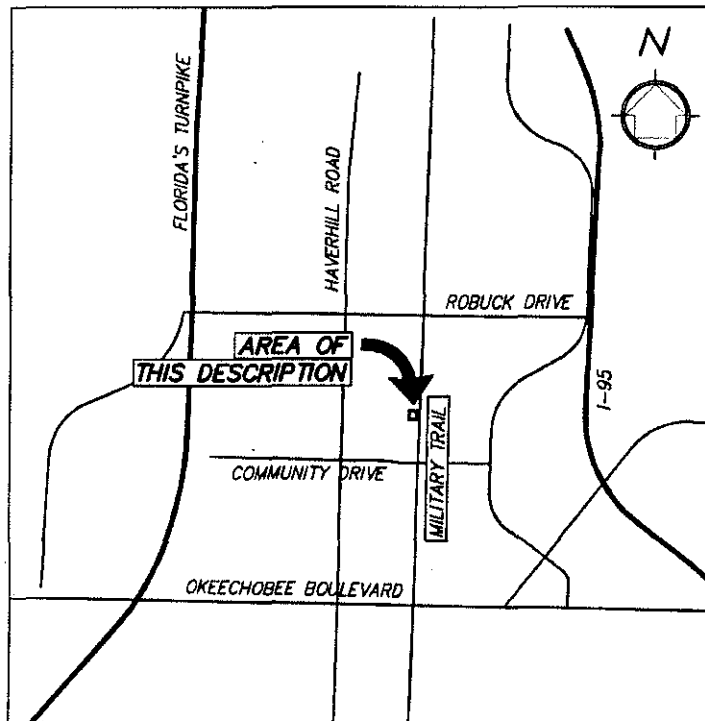
EXHIBIT B
Sketch and Legal



Engineering ♦ Planning ♦ Surveying ♦ Environmental
 2035 VISTA PARKWAY, SUITE 100, WEST PALM BEACH, FL 33411
 (866) 909-2220 phone (561) 687-1110 fax
 CERTIFICATE OF AUTHORIZATION No. LB 7055
 ORLANDO - PORT ST. LUCIE - TAMPA
 www.wantmangroup.com

DESCRIPTION & SKETCH
 PREPARED FOR:

OXBRIDGE ACADEMY OF THE PALM BEACHES



LOCATION MAP
 (NOT TO SCALE)

(Continued on Sheet 2)

(NOT A SURVEY-DESCRIPTION AND SKETCH ONLY)

SURVEYOR'S NOTES:

1. DATA SHOWN HEREON WAS COMPILED FROM OTHER INSTRUMENTS AND DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.

2. BEARINGS BASED ON THE SOUTH LINE OF SECTION 13, TOWNSHIP 43 SOUTH, RANGE 42 EAST, SAID LINE BEARS SOUTH 88°34'18" EAST, AND ALL OTHER BEARINGS RECITED HEREON ARE RELATIVE THERETO.

For The Firm
 Wantman Group, Inc.

DATE: REVISION: BY: BY: *Pasquale Volpe* DATE: 3/01/2011

PASQUALE VOLPE
 PROFESSIONAL SURVEYOR AND MAPPER FLORIDA LICENSE NO. 4873

			OFFICE	PBT	DATE	07/06/2011	JOB	10810876.03
			CHECKED	DGZ	SHEET	1 OF 3	DWG	87801 SKETCH

EXHIBIT B
Sketch and Legal

WGI
Wantman Group, Inc.
Engineering ♦ Planning ♦ Surveying ♦ Environmental
2035 VISTA PARKWAY, SUITE 100, WEST PALM BEACH, FL 33411
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CERTIFICATE OF AUTHORIZATION No. LB 7055
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DESCRIPTION & SKETCH

PREPARED FOR:

OXBRIDGE ACADEMY OF THE PALM BEACHES

LEGAL DESCRIPTION:

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DATE:

REVISION:

(NOT A SURVEY-DESCRIPTION AND SKETCH ONLY)

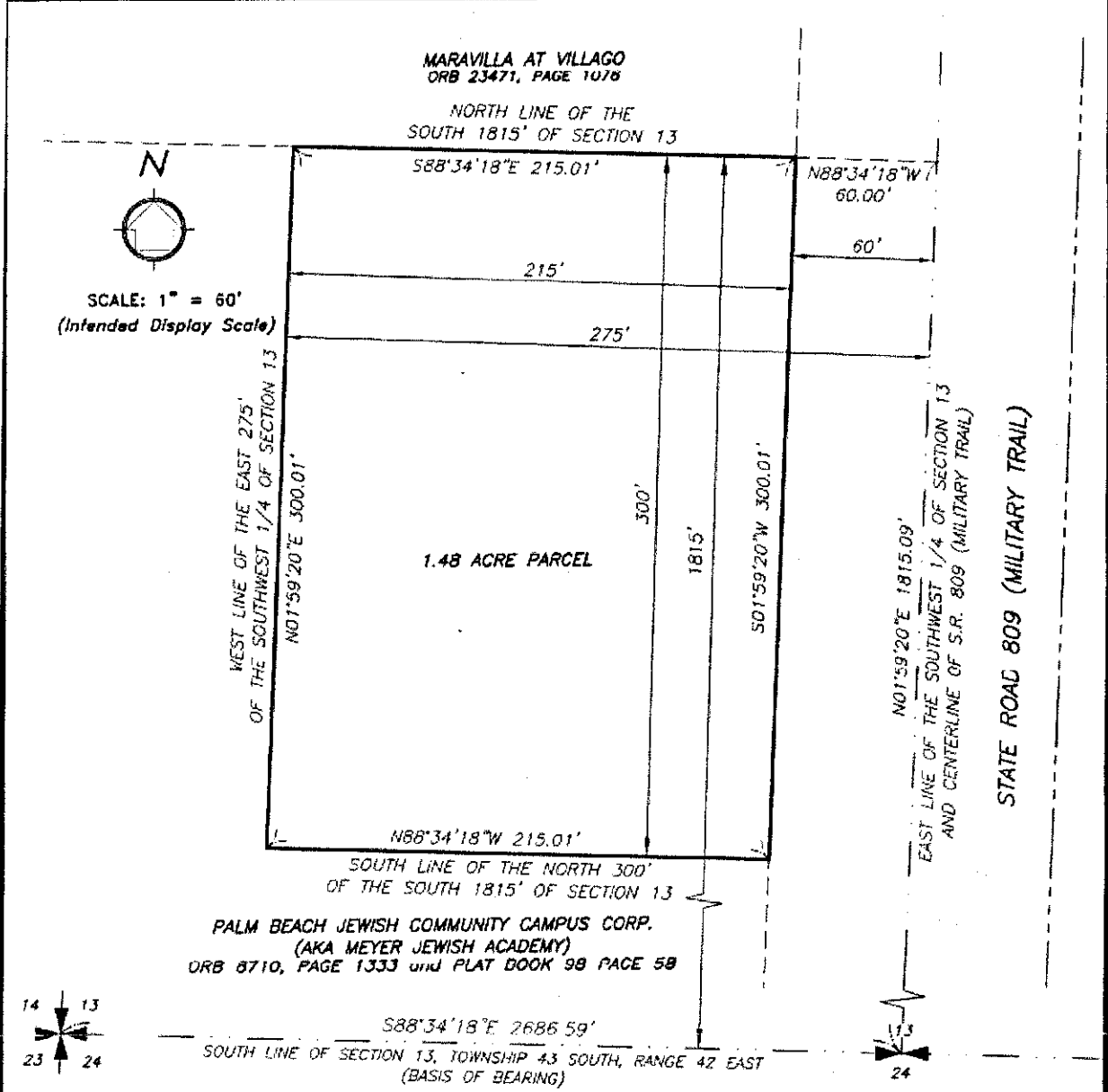
			OFFICE	PBT	DATE 07/06/2011	JOB 10810876.03
			CHECKED	GGZ	SHEET 2 OF 3	DWG 87601 SKETCH

EXHIBIT B
Sketch and Legal



Engineering ♦ Planning ♦ Surveying ♦ Environmental
 2035 VISTA PARKWAY, SUITE 100, WEST PALM BEACH, FL 33411
 (866) 909-2220 phone (561) 687-1110 fax
 CERTIFICATE OF AUTHORIZATION No. LB 7055
 ORLANDO - PORT ST. LUCIE - TAMPA
 www.wantmangroup.com

DESCRIPTION & SKETCH
 PREPARED FOR:
OXBRIDGE ACADEMY OF THE PALM BEACHES



DATE:	REVISION:	(NOT A SURVEY-DESCRIPTION AND SKETCH ONLY)			
		OFFICE	PBT	DATE 07/06/2011	JOB 10810876.03
		CHECKED	DGZ	SHEET 3 OF 3	DWG R7601 SKETCH

**The
City
of
West Palm Beach**



"The Capital City of the Palm Beaches"

December 16, 2011

To Whom It May Concern:

SUBJECT: Ordinance No. 4376-11 (annexation)

Enclosed is a certified copy of Ordinance No. 4376-11, which was passed by the West Palm Beach City Commission on December 12, 2011 and a Municipal Boundary Change Notification Form. They are being forwarded to you as notification of an annexation.

If you have any questions, please do not hesitate to contact us.

Sincerely,

City Clerk's Office

Enclosures

CITY CLERK
P.O. Box 3366
West Palm Beach, FL 33402
Telephone: 561/822-1210 Fax: 561/822-1214

RECEIVED
DEC 21 2011
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:

- | | |
|---|--|
| <input type="checkbox"/> Department of State
Bureau of Administrative Code
Liz Cloud, Program Administrator
500 S. Bronough St. Rm 101
Tallahassee, FL 32399-0250 | <input type="checkbox"/> Executive Office of the Governor
Office of Planning and Budgeting
Revenue & Economic Analysis Unit
The Capitol
Tallahassee, FL 32399-0001 |
| <input type="checkbox"/> Clerk of the Circuit Court
Sharon R. Bock
301 N. Olive Avenue
West Palm Beach, FL 33401 | <input checked="" type="checkbox"/> Nicole Delsoin
c/o Director of Planning, Zoning & Building
Attn: Principal Planner
2300 N. Jog Road
West Palm Beach, FL 33411 |
| <input type="checkbox"/> Property Appraiser
Gary Nikolits
Geoprocessing Section
301 N. Olive Ave., 5 th Floor
West Palm Beach, FL 33401 | <input type="checkbox"/> Susan Bucher, Supervisor of Elections
240 S. Military Trail
West Palm Beach, FL 33415 |
| <input type="checkbox"/> National Flood Insurance Program
Region 4-Lynne Magel
P.O. Box 1046
Zephyrhills, FL 33539-1046 | <input type="checkbox"/> Ken White
Ems/9-1-1 Mgmt
20 S. Military Trail
West Palm Beach, FL 33415 |

Municipality: City of West Palm Beach Today's Date: 12-16-2011
Contact for Questions: Alex Hansen Phone Number: 561-822-1463
Ordinance Number or Identification: 4376-11
Effective Date: 12-22-2011
This Is a Notice of: () Annexation () Deannexation
Will addresses in the annexed area be changed? (yes / no)

<p align="center">POPULATION EFFECT STATEMENT <i>(per F.S. 186)</i></p> <p>Best estimate of increase (decrease) caused by this boundary change:</p> <p>Total Population: <u> 0 </u></p> <p>Single Family Housing Units: <u> 0 </u></p> <p>Multi-Family Housing Units: <u> 0 </u></p> <p>Mobile Homes: <u> 0 </u></p> <p>Property is vacant.</p>
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ENCLOSURES

- (X) Required (per F.S. 171): Certified Copy of Adopted 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: _____)