



**Palm Beach County
Enclave Report
December 17, 2002**

**Palm Beach County, Florida
Planning, Zoning & Building Department
Planning Division
December 2002**

CREDITS AND ACKNOWLEDGMENTS

The preparation of this report required the time, cooperation, and collective effort of many individuals. Appreciation is extended to all who participated.

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December 2002

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I. Introduction

On September 25th, 2002, the Palm Beach County Board of County Commissioners (BCC) and the Palm Beach County League of Cities Board of Directors held an Annexation Policy Summit to discuss issues related to annexation. Much of the discussion at the Summit focused on enclaves, both those that meet the current Chapter 171, F.S., definition (surrounded by a single municipality), and those that meet the proposed revised definition (surrounded by a single or multiple municipalities or jurisdictions). At the Summit, the BCC directed County staff to develop an enclave bill that would identify enclaves to be annexed into cities by a certain date, and to identify other issues related to annexation. To that end, Planning Division staff have identified over one hundred enclaves.

A. Data Collection

In order to comprehensively address details and issues related to the enclaves, the Planning Division gathered a variety of data from several sources. Digital data was collected from the Property Appraiser and the Data Section's Existing Land Use Database, and GIS data from Engineering, Water Utilities, Fire Rescue, and Planning, Zoning & Building's GIS Section. The adopted Future Annexation Areas from each city were used to assign the name of the city that would annex the enclave. In the case of overlapping Future Annexation Areas, two or more city names were assigned. Utilizing all the data sources, the Planning staff assigned each enclave with the following information:

- Id Number and Name
- Potential Annexing City or Cities
- Type of Enclave
 - Single – Enclaves surrounded on all sides by a single municipality
 - Multiple – Enclaves surrounded on all sides by more than one municipality
 - Pocket – Areas that are surrounded on three sides by a municipality
- Commission District
- Countywide Community Revitalization Team (CCRT) Area (*if applicable*)
- Future Utility Provider
- Future Fire-Rescue Service Provider
- Existing Land Uses
- Property Appraiser Data (*downloaded 10/7/02*)
 - Number of Parcels
 - Number of Built Dwelling Units
 - Total Acres
 - Estimated Taxable Value
- Estimated Population (*calculated by multiplying the built dwelling units by the average person per household in the enclave's traffic analysis zone*)

The Planning Division prepared a series of maps depicting the enclaves for the review process, which including municipal boundaries, roadways, water bodies, fire rescue stations, County owned parks, CCRT Areas, each enclave with parcels color coded by existing land use.

II. Enclave Overview

Chapter 171, Florida Statutes (F.S.) governs the annexation of land, and was established in 1974 to ensure sound urban development, establish legislative standards for the adjustment of municipal boundaries, ensure efficient provision of urban services, and ensure that areas are not annexed unless municipal services can be provided. Chapter 171, F.S., provides the following enclave definition:

Enclave “means:

- (a) Any unincorporated improved or developed area that is enclosed within and bounded on all sides by a single municipality; or
- (b) Any unincorporated improved or developed area that is enclosed within and bounded by a single municipality and a natural or manmade obstacle that allows the passage of vehicular traffic to that unincorporated area only through the municipality.”

The current definition of an enclave states that it must be surrounded on all sides by a single municipality. However, there are numerous unincorporated areas that are completely surrounded by several municipalities that can present the same service delivery issues as enclaves that meet the existing definition. Since there have been discussions for a change to the Chapter to allow for either ‘single’ jurisdiction to ‘multiple’ jurisdictions, the enclaves within this report have been identified accordingly. Also, County and city staff have identified several ‘pocket’ areas (areas surrounded on three sides by a municipality) that represent service delivery issues, and have added several to this report. The following table summarizes the enclaves and pockets throughout the County:

**Table 1
Enclaves and Pockets by Type**

Type	Enclaves	Parcels	Built Units	Acres	Taxable Val.	Population
Single Municipality	84	7,476	10,657	4,648.98	1,280,814,950	24,963.7
Multiple Municipalities	32	7,564	8,675	7,991.17	2,346,113,495	21,085.5
Pocket	14	273	193	220.59	45,307,808	492.4
	130	15,313	19,525	12,860.74	3,672,236,253	46,541.5

Of the 37 municipalities in Palm Beach County, 18 have adjacent enclaves that meet either the single municipality or multiple municipality definition. These enclaves range in size from less than an acre to approximately 2,000 acres, and are detailed in the table below. Many of the enclaves are clearly located within a single municipality’s adopted future annexation area, as noted in the table. However, some enclaves are located in areas where there are overlapping Future Annexation Areas, or are in areas where there is no adopted Future Annexation Area. For either of these instances, more than one municipality is listed in the table. County staff will continue to work with the League of Cities and the municipalities to resolve the overlapping Future Annexation Areas.

**Table 2
Enclaves and Pockets by City**

City	Enclaves	Parcels	Units	Acres	Taxable Val.	Population
Belle Glade	6	155	871	603.77	13,411,061	2,785.7
Boynton Beach	16	452	893	431.58	100,639,060	1,832.0
Boynton/Delray	1	2	1	0.21	169,228	2.2
Delray Beach	8	427	379	237.24	63,552,319	882.3
Greenacres	21	473	1,596	579.20	77,640,266	3,341.5
Juno Beach	2	1,098	1,308	886.77	292,949,679	2,588.9
Jupiter	24	4,941	4,898	5,210.65	1,021,695,635	12,610.5
Lake Worth	1	49	51	16.86	4,005,716	109.7
Manalapan/Ocean Ridge	1	1	0	18.00	0	0.0
North Palm Beach	1	268	371	93.30	20,614,191	737.1
Palm Beach Gardens	8	4,667	5,246	2,459.48	731,246,386	12,301.9
Palm Springs	7	169	118	42.73	9,638,792	290.6
PBG/Lake Park	1	285	325	109.35	28,248,094	814.4
PBG/NPB	7	799	937	633.80	859,478,613	2,055.1
Riviera	10	82	565	337.65	88,050,066	1,027.7
RV/PBG/Lake Park	1	57	0	89.09	34,159,583	0.0
Tequesta	11	730	1,248	313.78	292,424,731	2,559.7
Wellington/Royal Palm	1	35	32	203.35	3,429,326	118.9
West Palm Beach	3	623	686	593.94	30,883,507	2,483.3

III. Enclave Bill Enclaves and Pockets

Due to the large number of enclaves and pockets, and comments received during the County departmental review process (see next chapter), County staff is recommending that the proposed Enclave Bill is limited to the enclaves in the following South and Central cities:

- Delray Beach
- Boynton Beach
- Lake Worth
- Palm Springs
- Greenacres

The remaining enclaves may be addressed through subsequent bills, interlocal agreements, and other types of annexation. The County may pursue interlocal agreements for 18 of the 76 remaining enclaves that are less than 10 acres and are bounded by a single municipality.

Table 3
Enclaves and Pockets for Enclave Bill or Future Annexation Activity

Timing	Enclaves	Parcels	Units	Acres	Taxable Val.	Population
Enclave Bill	54	1,572	3,038	1,307.81	255,645,381	6,458.2
Future Annexation Activity	76	13,741	16,487	11,552.93	3,416,590,872	40,083.3

The following pages provide a summary of each enclave and pocket recommended for the Enclave Bill, and maps which detail the location of each enclave, and the existing land use for each parcel. Appendix A contains the draft Enclave Bill that will be revised to identify the affected cities and parcels following the approval of the proposed enclaves and pockets. A summary and maps of the enclaves not proposed for the bill are provided in Appendix B.

Enclave Bill Proposed Enclaves and Pockets

Boynton Beach

<i>IdCode</i>	<i>NickName</i>	<i>District</i>	<i>CCRT Area</i>	<i>Future Utility</i>	<i>Future Fire Res.</i>	<i>Parcels</i>	<i>Units</i>	<i>Acres</i>	<i>Tax-Value</i>	<i>Population</i>	<i>Type</i>
BY-1	Knuth Road Parcel	3		Boynton Beach	Boynton Beach	1	1	0.92	49,732	2.0	Single
BY-2	Sunny South Avenue Subdivision	3		Boynton Beach	Boynton/Delray	1	319	70.24	5,808,324	678.5	Single
BY-3	31st Terrace South Commercial	3		Boynton Beach	Boynton Beach	2	0	2.82	478,980	0.0	Single
BY-4	Manor Forest Subdivision	3		Boynton Beach	Boynton Beach	114	101	73.04	7,420,803	318.4	Single
BY-5	BE Aerospace Industrial	3		Boynton Beach	Boynton Beach	6	2	63.43	2,185,554	5.4	Single
BY-6	Miner Road Parcel	3		Boynton Beach	Boynton Beach	1	0	30.49	873,881	0.0	Single
BY-7	Tradewinds (portion)	7	Tradewinds (portion)	Boynton Beach	Boynton Beach	66	78	22.95	4,976,794	149.1	Single
BY-8	Lawrence Road Mobile Home Park	3		Boynton Beach	Boynton Beach	1	0	45.68	5,775,641	0.0	Single
BY-9	Tradewinds (portion)	4	Tradewinds (portion)	Boynton Beach	Boynton Beach	143	129	43.73	17,617,333	197.8	Multiple
BY-10	Ocean Avenue/Sea Road	4		Boynton Beach	Boynton Beach	13	127	12.85	38,074,034	229.3	Multiple
BY-11	Gulfstream Park Area	4		Boynton Beach	Boynton Beach	81	115	17.79	14,736,293	207.6	Multiple
BY-12	County Lake Trail Parcel	3		Boynton Beach	Boynton Beach	2	1	14.39	344,326	2.3	Multiple
BY-13	Old Dixie Hwy/Gulfstream Rd Parcel	7		Boynton Beach	Boynton Beach	1	0	8.60	224,400	0.0	Multiple
BY-14	Floral Drive Residential	3		Boynton Beach	Boynton Beach	12	10	5.89	788,300	16.7	Pocket
BY-15	Nautica Sound Boulevard	3		Boynton Beach	Boynton Beach	2	4	9.37	348,618	10.0	Pocket
BY-16	71st Avenue South	3		Boynton Beach	Boynton Beach	6	6	9.39	936,047	15.0	Pocket

Boynton/Delray

<i>IdCode</i>	<i>NickName</i>	<i>District</i>	<i>CCRT Area</i>	<i>Future Utility</i>	<i>Future Fire Res.</i>	<i>Parcels</i>	<i>Units</i>	<i>Acres</i>	<i>Tax-Value</i>	<i>Population</i>	<i>Type</i>
BY/DL-1	Federal Hwy Commercial	4		Delray Beach	Boynton Beach	2	1	0.21	169,228	2.2	Multiple

Delray Beach

<i>IdCode</i>	<i>NickName</i>	<i>District</i>	<i>CCRT Area</i>	<i>Future Utility</i>	<i>Future Fire Res.</i>	<i>Parcels</i>	<i>Units</i>	<i>Acres</i>	<i>Tax-Value</i>	<i>Population</i>	<i>Type</i>
DL-1	Fox Chase Subdivision	4		Delray Beach	Delray Beach	46	38	59.19	29,797,769	89.5	Single
DL-2	Country Club Acres Subdivision	4		Delray Beach	Delray Beach	95	80	18.50	5,040,814	160.7	Single
DL-3	51st Terrace South Small Subdivision	5		Delray Beach	Delray Beach	13	5	10.73	301,577	14.1	Single
DL-4	Kingsland Subdivision	4		Delray Beach	Delray Beach	76	72	67.48	11,594,857	184.1	Single
DL-5	Barwick Road Parcels	4	Dunes/Barwick (portion)	Delray Beach	Delray Beach	5	5	12.97	730,369	15.1	Single
DL-6	Kingsland Pines Subdivision	4		Delray Beach	Delray Beach	126	124	30.61	9,222,538	256.4	Single
DL-7	Military Trail Commercial	4	Dunes/Barwick (portion)	Delray Beach	Delray Beach	16	7	16.80	2,307,432	21.1	Pocket
DL-8	Golf Club Estates - Barwick Road	4	Dunes/Barwick (portion)	Delray Beach	Delray Beach	50	48	20.96	4,556,963	141.4	Pocket

Enclave Bill Proposed Enclaves and Pockets

Greenacres

<i>IdCode</i>	<i>NickName</i>	<i>District</i>	<i>CCRT Area</i>	<i>Future Utility</i>	<i>Future Fire Res.</i>	<i>Parcels</i>	<i>Units</i>	<i>Acres</i>	<i>Tax-Value</i>	<i>Population</i>	<i>Type</i>
GR-1	Lake Worth Road Mobil Home Parks/S	2		PBC WUD	Greenacres	179	1,292	256.62	29,590,066	2,502.9	Single
GR-2	Lake Worth Road/Raulerson Drive Resid	2		PBC WUD	Greenacres	6	10	1.98	457,609	26.0	Single
GR-3	Lake Worth Corridor (portion)	2	Lake Worth Corridor (portion)	PBC WUD	Greenacres	64	65	25.36	2,818,798	186.3	Single
GR-4	Lake Worth Road/Fleming/Martin Reside	2		PBC WUD	Greenacres	16	10	10.26	1,488,956	30.4	Single
GR-5	Lake Worth Road/Jog Road Parcel	2		PBC WUD	Greenacres	4	2	1.99	177,325	5.3	Single
GR-6	Lake Worth Road/Dodd Road Residential	2		PBC WUD	Greenacres	2	3	4.80	240,775	6.4	Single
GR-7	Jog Road/Greenacres Parcel 1	2		PBC WUD	Greenacres	2	2	1.76	19,380	4.1	Single
GR-8	Jog Road/Greenacres Parcel 2	2		PBC WUD	Greenacres	7	4	4.08	384,456	8.2	Single
GR-9	Jog Road/Jog Park Drive North	2		PBC WUD	Greenacres	4	4	5.97	215,908	7.7	Single
GR-10	Jog Road/Jog Park Drive South	2		PBC WUD	Greenacres	1	1	3.82	100,189	1.9	Single
GR-11	Jog Road/Wry Road Residential	2		PBC WUD	Greenacres	23	21	13.44	1,446,536	40.7	Single
GR-12	10th Avenue North Residential	2		PBC WUD	Greenacres	30	57	9.85	2,651,977	173.5	Single
GR-13	Haverhill Road/Sunset Trail Residential	2		PBC WUD	Greenacres	7	36	9.38	1,366,914	97.0	Single
GR-14	Polish American Club	2		PBC WUD	Greenacres	3	2	5.10	114,610	4.7	Single
GR-15	Dillman Road 1	2		PBC WUD	Greenacres	2	2	5.00	421,086	5.4	Single
GR-16	Dillman Road 2	6		PBC WUD	Greenacres	3	2	5.00	175,665	6.6	Single
GR-17	Dillman Road 3	6		PBC WUD	Greenacres	8	3	8.00	222,432	8.0	Single
GR-18	South of Melaleuca Lane	2		PBC WUD	Greenacres	56	50	83.97	7,849,259	151.2	Single
GR-19	South of Melaleuca Lane/Military Trail	2		PBC WUD	Greenacres	15	13	53.78	2,109,263	37.6	Pocket
GR-20	Pine Avenue Residential	2		PBC WUD	Greenacres	6	5	7.50	743,753	13.2	Pocket
GR-21	Lake Worth Road/Jog Road Intersection	2		PBC WUD	Greenacres	35	12	61.54	25,045,309	24.3	Pocket

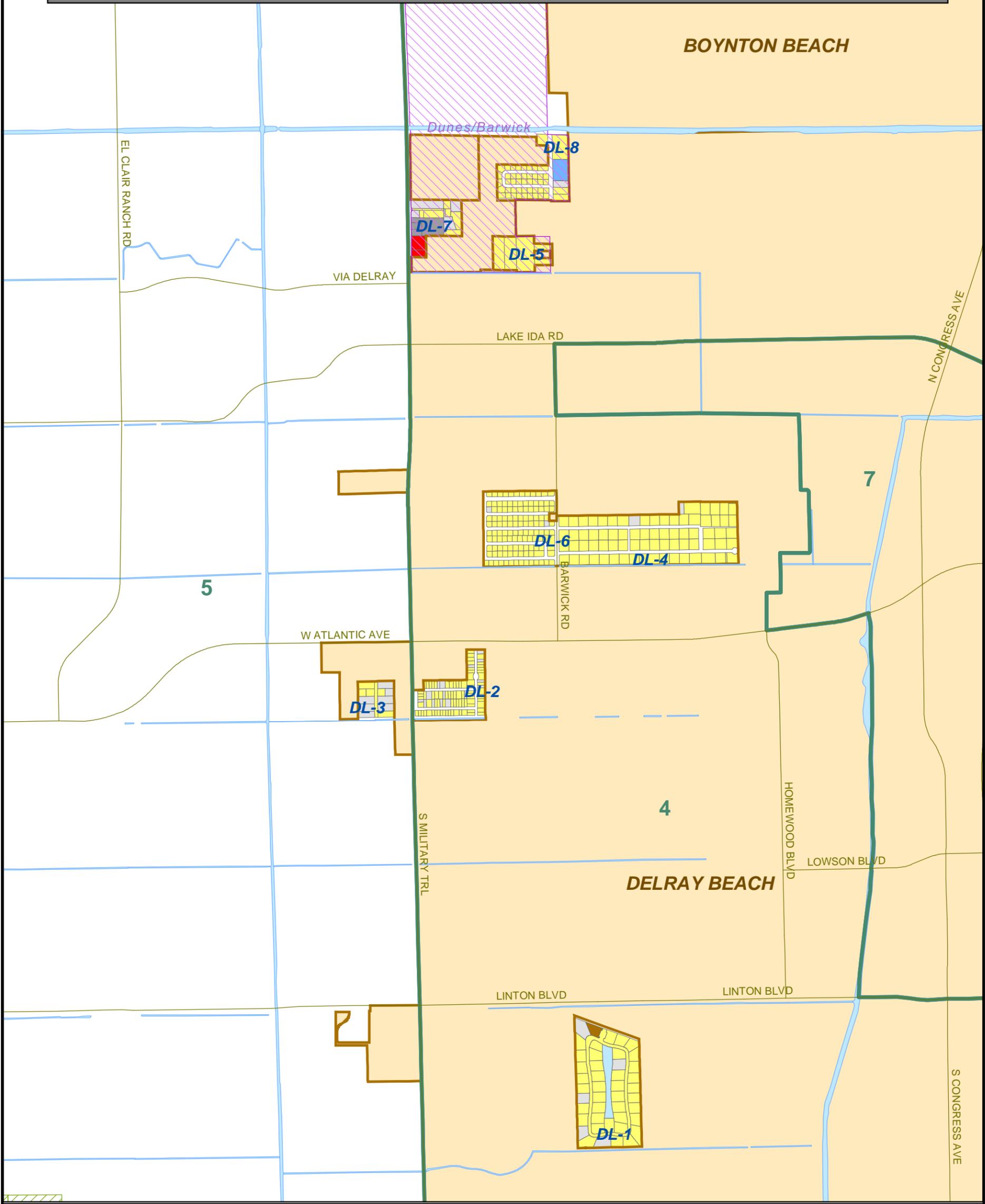
Lake Worth

<i>IdCode</i>	<i>NickName</i>	<i>District</i>	<i>CCRT Area</i>	<i>Future Utility</i>	<i>Future Fire Res.</i>	<i>Parcels</i>	<i>Units</i>	<i>Acres</i>	<i>Tax-Value</i>	<i>Population</i>	<i>Type</i>
LW-1	Lake Osborne Area Residential	3		Crystal River	Lake Worth	49	51	16.86	4,005,716	109.7	Single

Palm Springs

<i>IdCode</i>	<i>NickName</i>	<i>District</i>	<i>CCRT Area</i>	<i>Future Utility</i>	<i>Future Fire Res.</i>	<i>Parcels</i>	<i>Units</i>	<i>Acres</i>	<i>Tax-Value</i>	<i>Population</i>	<i>Type</i>
PS-1	Lake Echo Subdivision	3	Lake Worth Corridor (portion)	Palm Springs	Palm Springs	38	30	7.36	1,166,669	77.4	Single
PS-2	Medical Offices on Summer Street	3	Lake Worth Corridor (portion)	Palm Springs	Palm Springs	16	0	3.18	2,839,274	0.0	Pocket
PS-3	Radio Station on Congress Ave.	3		Palm Springs	Palm Springs	1	0	16.63	412,133	0.0	Pocket
PS-4	Praire Lane Residential	3		Palm Springs	Palm Springs	2	2	1.84	178,065	5.8	Pocket
PS-5	Fairway Villas Condos	2		Palm Springs	Palm Springs	81	80	6.18	1,865,276	190.7	Pocket
PS-6	Forest Hill Blvd./Davis/Tucker Intersectio	2		PS/PBC WUD	Palm Springs	28	0	5.17	2,823,539	0.0	Pocket
PS-7	Dale Road Residential	3		Palm Springs	Palm Springs	3	6	2.37	353,836	16.6	Pocket

Enclave Bill Enclaves & Pockets



Enclave Existing Land Uses

Single Family	Institutional	Agriculture	Comm. Districts	CCRT Areas
Multi-Family	Transp./Utilities	Conservation	Unincorporated	County Parks
Mobile Home	Commercial	Rec./Open Space	Municipal	
Mixed Use	Industrial	Vacant		

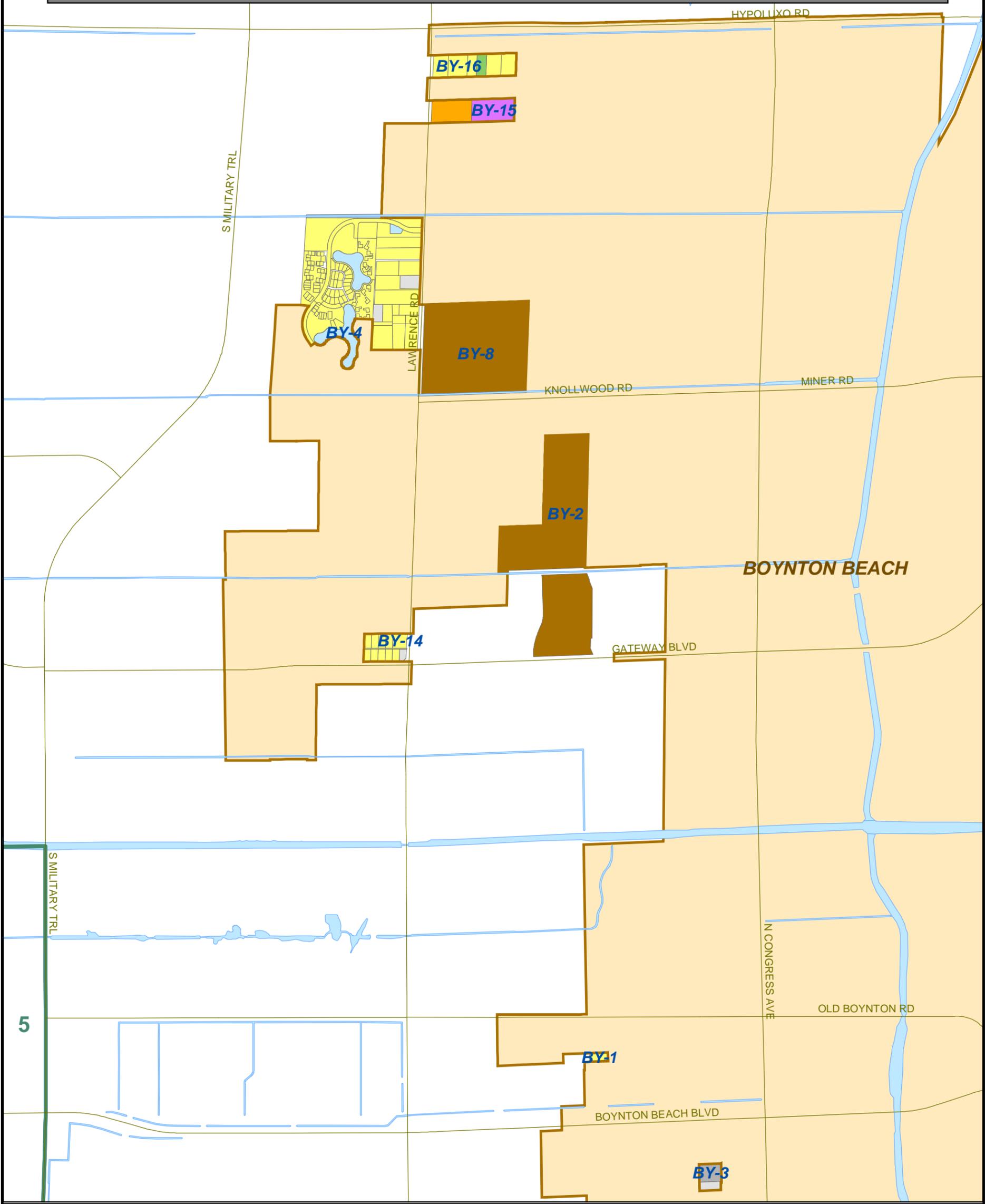
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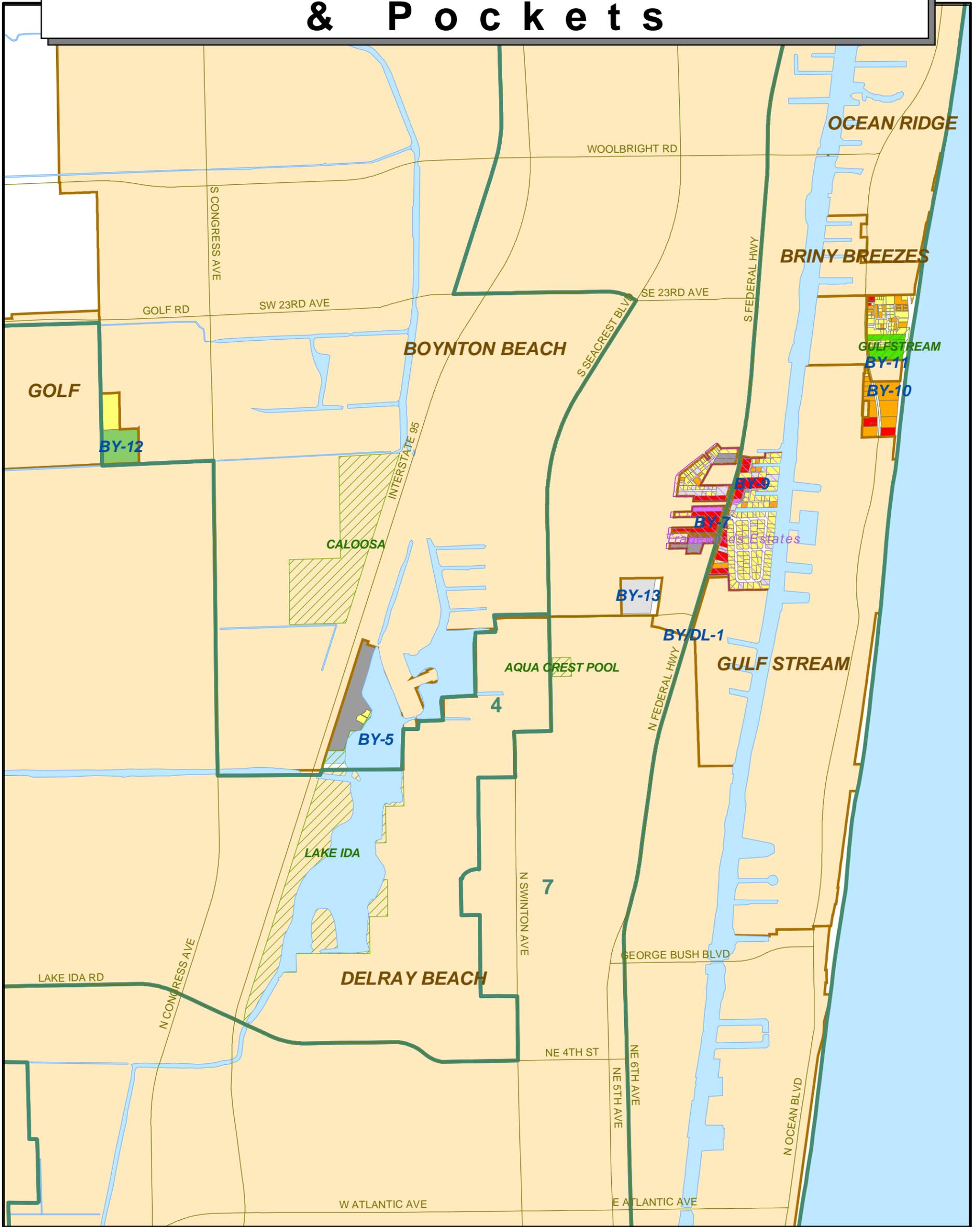
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Enclave Existing Land Uses

 Single Family	 Institutional	 Agriculture	 Comm. Districts	 CCRT Areas
 Multi-Family	 Transp./Utilities	 Conservation	 Unincorporated	 County Parks
 Mobile Home	 Commercial	 Rec./Open Space	 Municipal	
 Mixed Use	 Industrial	 Vacant		

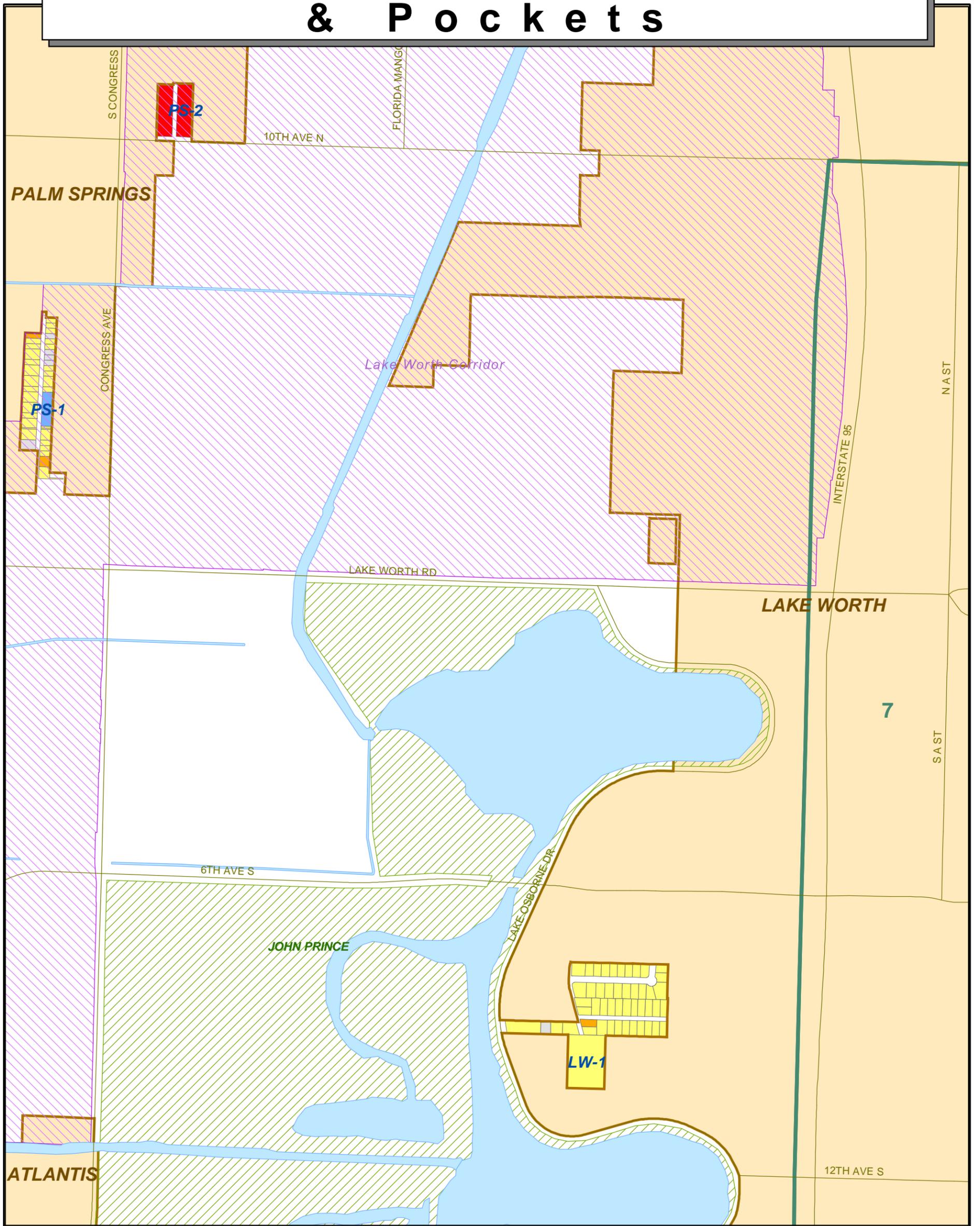
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Mobile Home	Commercial	Rec./Open Space	Municipal	
Mixed Use	Industrial	Vacant		

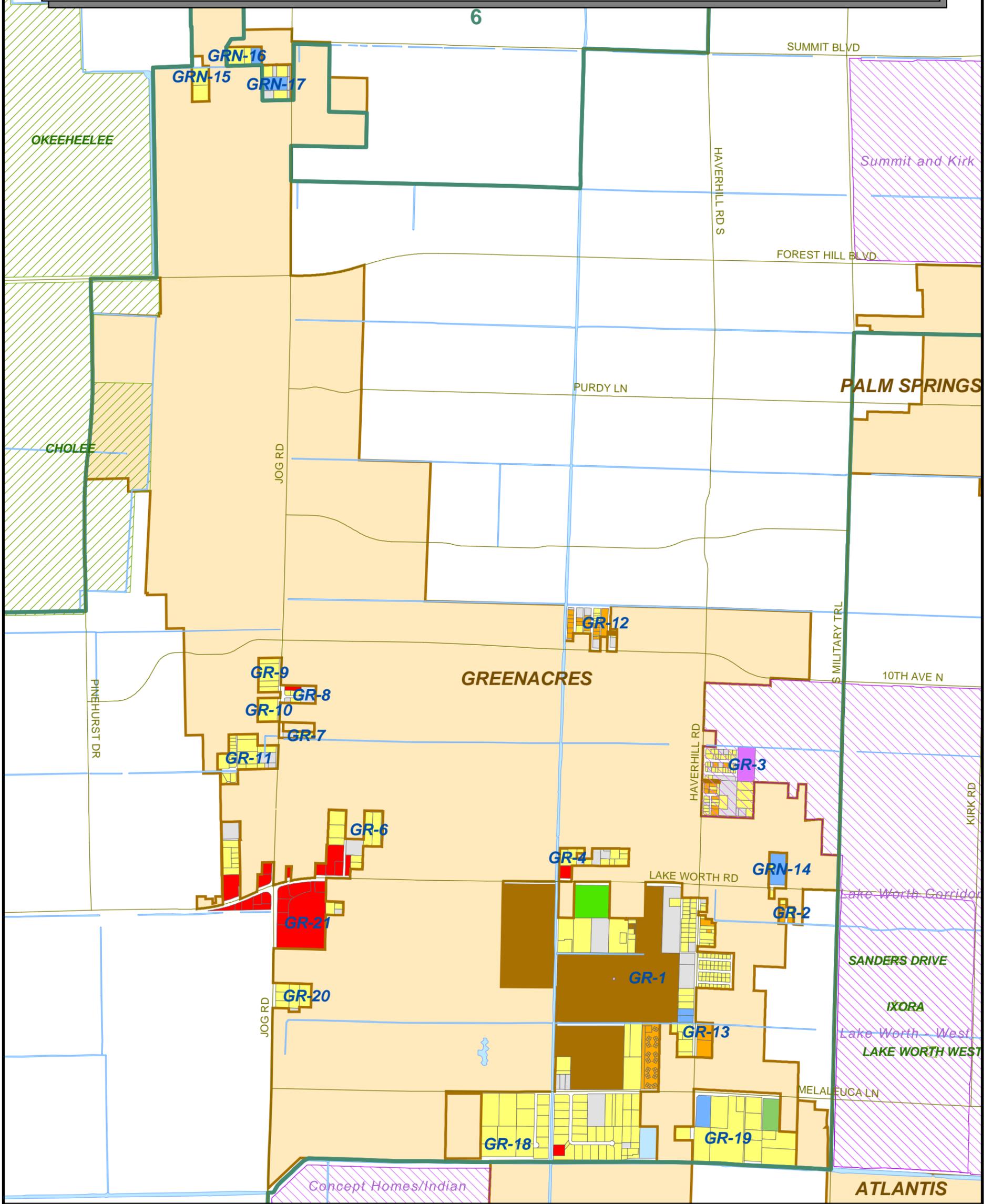
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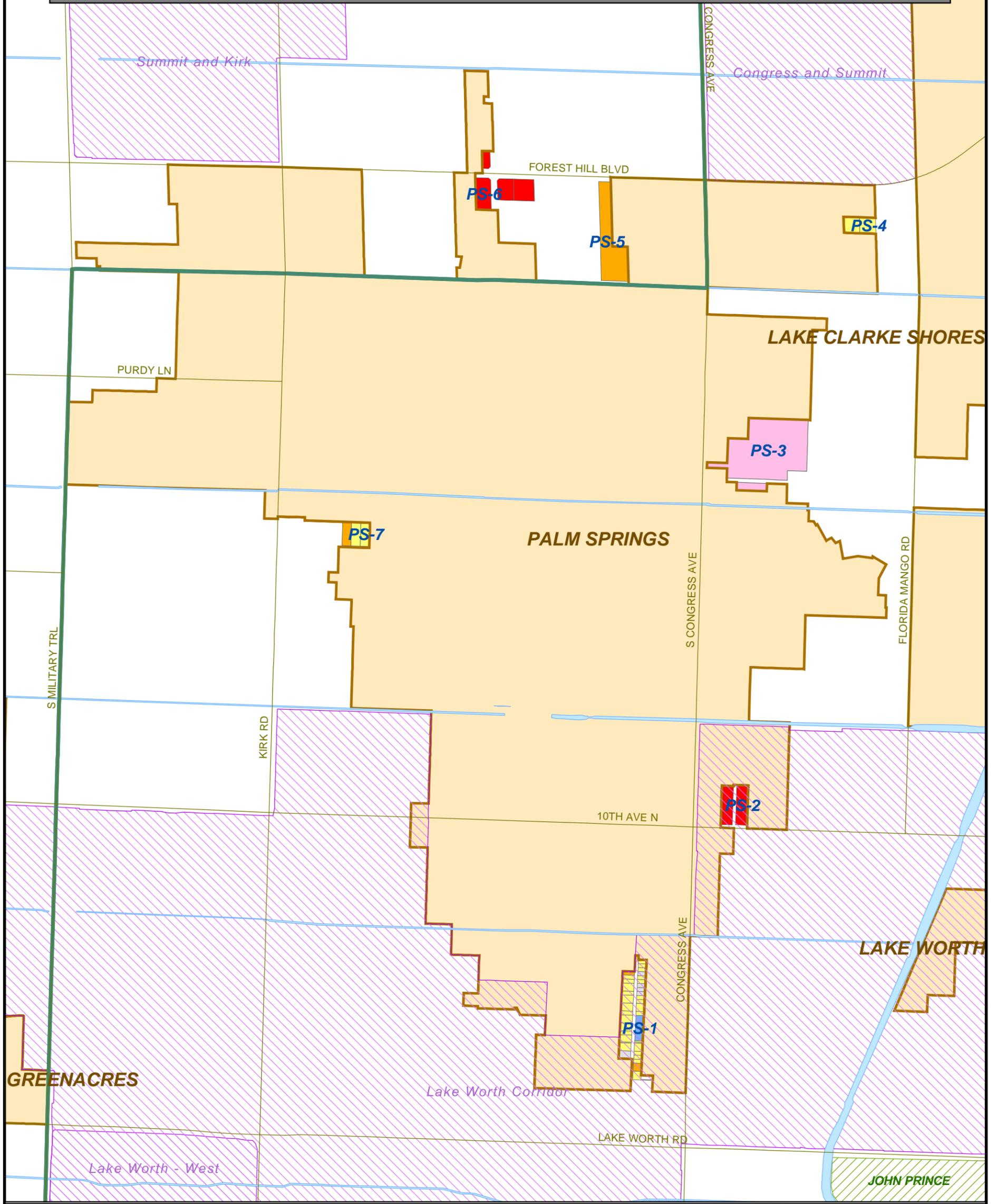
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IV. Annexation Review Team

In order to comprehensively address issues related to these enclaves and annexation activity in general, the Planning Division held a meeting with the County's Annexation Review Team, and invited participation from nearly every County department. The meeting was held on November 14, 2002, and was well attended, with representatives from the departments listed below. In addition to these departments, the Library Department, Community Services, and the Sheriff's Office received packets of information regarding the enclaves.

- Planning
- County Attorney
- Legislative Affairs
- Engineering
- Fire-Rescue
- 911 Management
- Water Utilities
- Zoning
- Parks and Recreation
- Environmental Resources Management
- Land Development
- Housing and Community Development
- Planning, Zoning, and Building ITS
- Department of Airports
- Metropolitan Regional Planning Organization
- Property Appraiser

During the discussion, there were several common issues related to annexation activity in general relayed by the department staff, which included:

- Piecemeal activity by cities to "cherry-pick" non-residential parcels creates residential pockets which are most often lower income areas;
- Varying level of service between the County service providers and city providers can present safety issues for County residents;
- Checkerboard approach to annexation results in a lack of clear boundaries to separate County emergency service provision and city service provision, particularly with roadways, and creates issues related to addressing properties.

In addition to the above, there were several comments by staff related to their specific departments, as follows:

- Zoning Division staff stated that the partial annexation of residences within a planned unit development (PUD) would create severe issues related to the PUD's development approval, and would object to any such annexation;
- Parks and Recreation Department staff stated that their department would prefer that the County's regional parks remained unincorporated, due to limitations with city development regulations. However, fire-rescue staff stated that County park enclaves could present service delivery issues, and may require agreements with adjacent municipalities and/or other means to efficiently provide service.
- Engineering Department staff stated that annexations needed to include the adjacent local roadway right-of-way, either at the time of the annexation, or as a follow-up annexation after all of the parcels on a roadway were annexed, and maintenance agreements regarding streetlights would need to be addressed when applicable.
- Water Utilities Department staff indicated that annexation activity near or within the Water Utilities Department service area should not affect their service provision.
- Several staff present, including representatives from the MPO, Airports, and Traffic Engineering, stated that annexation itself was not an issue, but the associated changes in land use (particularly with regards to intensity or density increases), was the factor of interest to them.

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Annexation Review Team General Recommendations

Staff recommended several actions to help remedying the identified issues, including:

- Proactively identify target annexation areas and actively work with cities towards their annexation, utilizing the annexation incentive program whenever feasible;
- Promote the use of the Annexation Incentive Program, and use the Program and additional funding mechanisms to foster the annexation of CCRT Areas that are enclaves or pockets and to reduce the infrastructure assessment costs to the residents.
- Conduct an assessment of each city’s boundaries, and clarifying their legal descriptions to include or remove roadway rights of way as needed to reduce the amount of overlap or confusion related to emergency service provision and roadway maintenance;
- Proactively identify utility service area and future annexation area conflicts to ensure annexations don’t affect the Water Utilities Service Area;
- Explore funding mechanisms or agreements to offset the loss of capital investments for service provision, such as fire rescue;
- Explore a Countywide level of service or fixed service area boundaries for emergency service provision such as fire rescue;
- Encourage cities to revise their Future Annexation Areas to reflect realistic boundaries, and to adopt future land use designations for parcels within these areas.
- Encourage cities to annex enclaves and pockets prior to extending their boundaries in other areas;
- Encourage or require cities to annex all the parcels on a given roadway, rather than select parcels, to provide for more efficient service provision and to prevent addressing issues;
- Support changes in legislation that would address the annexation of enclaves and pockets.

Annexation Review Team Comments and Recommendations Regarding the Enclave Bill

At the November 14th meeting, County staff reviewed maps and data regarding each of the identified enclaves. There were no specific negative issues related to the annexation of the any particular enclaves, other than those related to the general issues identified above. However, during the review, staff identified additional pockets that presented service delivery issues and/or addressing issues that should be part of the Enclave Bill, and identified priority areas that the County should proactively pursue annexation for in the future. The pockets located in the Central and South County, such as parcels at the intersection of Lake Worth Road and Jog Road, have been added to the bill.

During the discussion, it became apparent that the most pressing service delivery issues were related to enclaves and pockets in Central and South County that are either at a far distance from County emergency service providers, or located in areas where jurisdiction boundaries are not clearly defined. For this reason, and due to the large number of enclaves and the level of coordination and public hearings that will be required for the bill, County staff is recommending that the bill for this legislative session be limited to the enclaves and pockets adjacent to these cities, and that other enclaves and pockets either be pursued through interlocal agreements (those under 10 acres) or in subsequent bills.

V. Municipal Participation

On November 22nd, Planning, County Attorney, and Legislative Affairs, and League of Cities staff held a meeting with representatives from the Central and South County cities with identified enclaves (Delray Beach, Boynton Beach, Lake Worth, Palm Springs, and Greenacres) to initially discuss the enclaves adjacent to their jurisdictions. As with the Annexation Review Team meeting, the detailed maps and data were presented. The municipal staff were receptive to the Enclave Bill, and some of the key comments raised are provided below.

- Lake Worth staff expressed an interest in annexing the remainder of the Lake Worth Park of Commerce, extending their boundaries to the E-4 Canal.
- Palm Springs staff proposed several additional pockets that would be more efficiently served by Palm Springs. These pockets have been added to the enclaves and pockets proposed for the Enclave Bill.
- Greenacres staff stated that several of the enclaves (including areas within the Lake Worth Corridor CCRT Area) lacks water, sewer, paving and drainage, and expressed interest in utilizing the County's Annexation Incentive Program in order to offset the assessment cost to the residents concurrent with the Enclave Bill.
- Boynton Beach staff stated that they were working on purchasing an additional fire rescue site to service the enclaves in the eastern portion of the city (including Tradewinds Estates CCRT Area), and expressed some concern about the timing of the annexation prior to the construction of the new fire rescue facility.
- Delray Beach staff stated that some of their enclaves might also be candidates for the Annexation Incentive Program.

County staff will continue to work with the above municipalities on annexations and the proposed Enclave Bill. Over the next several months, County staff will also begin talking with the other municipalities that have enclaves and pockets to prepare for future bills and to discuss interlocal agreements for the enclaves that area less than 10 acres.

VI. Annexation Incentive Program

The use of the County's Annexation Incentive Program concurrent with the Enclave Bill will help reduce the assessment for improving infrastructure deficiencies for property owners within the identified enclaves and pockets. The Program divides the costs for water, sewer, paving, and/or drainage improvements by one-thirds between the County, property owners, and the annexing municipality. However, in some instances, the cost has been completely shared between the County and city, at no cost to the property owner.

A. Proposed Revisions

The Annexation Incentive Program has been underutilized and has become outdated. A document establishing the Program was accepted by the BCC in January 1993, and was revised in May 1994. Revisions to the MSTU Program were adopted by ordinance in 1995, and these changes also need to be reflected in the program. Consequently, County staff are recommending a series of revisions, additions and deletions to the Program document dated May 1994. Specific revisions are highlighted below by section headings.

Eligibility and Prioritization

- To focus the program on redevelopment/revitalization areas, the Countywide Community Revitalization Team (CCRT) Areas will be referenced as priority areas to foster their annexation and improvement;
- Since urban services and municipalities extend far west of Military Trail, and are also present in the Glades Communities, the reference that states that priority will be given to areas east of Military Trail will be replaced with language that requires subject sites to be located within the Urban Service Area;

Requirements and Restrictions

- Since some municipalities do not have adopted Future Annexation Areas, the requirement that limits the Program these areas will be deleted; however, these areas will remain as priority areas for the Program;
- In order to more accurately reflect the application and flexibility of the program, a statement that the improvements can occur subsequent to an annexation effective date provided that the necessary agreements are signed prior the effective date to allow the County to assess the property owners (when applicable) will be added;
- In order to accommodate revisions to Ch. 171, F.S. and to avoid redundant information, references to the types of annexation will be deleted, and statement will be added that the type of annexation must be pursuant to Ch. 171 or be a legislative act;
- Since the program is permitted within the Palm Beach County Water Utilities Department Service Area (provided that the WUD is reimbursed 100% of their expenses), the statement that the Program is not applicable to properties within the WUD service area will be deleted.

Cost Sharing and Benefits

- In order to more accurately reflect the application of the program and to encourage its application in redevelopment/revitalization areas, a statement will be added to allow a ½ sharing between the County and city with no cost to the property owners for moderate,

low, and very low income areas. (Two of the 4 times the programs have been utilized have been for 50/50 cost sharing with the County and the municipality);

- To more accurately reflect additional available funding sources, a statement will be added to reference CCRT funds, CDGB grants, etc., when applicable;

Review and Implementation

- Since the annexation review procedures are the same for all annexations, details regarding the review process will be streamlined to simply state that the proposed annexation shall be reviewed through the Annexation Review Program;
- In order to more accurately reflect the roles of Engineering and the annexing municipality, the Implementation language will be revised.

B. Implementation with the Enclave Bill

In order to proceed with the Annexation Incentive Program for enclaves within the Bill, the following steps will need to occur:

- **Revisions** – The BCC will need to review and accept revisions to the Program's summary document in order update the Program and to cleanly permit its application with the Enclave Bill. The specific revisions, in as ~~strike-out~~ and underline format, will be presented to the Board at a subsequent meeting.
- **Identification** – The cities will need to identify the enclaves for which they would like to pursue the program, and identify which types of improvements are required for each enclave (ie. water, sewer, paving, drainage).
- **Cost Estimate** – Once the above information is gathered, the cities would meet with County staff to discuss the proposal. County Engineering staff would develop the estimated costs for paving and drainage, and the cities utility departments would provide the estimated costs for water and sewer improvements.
- **Coordination** – Once all the cost estimates are complete, meetings would be held between County and City staff, and the district commissioner to develop the cost allocation and funding mechanisms (some of the enclaves are located in CCRT Areas, so additional funding may be available).
- **Agreement** – Once all parties are in agreement, the County and the city would enter into an interlocal agreement to implement the Program. Since the proposed Enclave Bill may go into effect (if approved) prior to the ability for the County to assess the property owners for their third, an additional agreement between the County and cities may need to occur in order for the County to assess the property owners.

Appendix A

Draft Enclave Bill

An act relating to Palm Beach County; providing for extension of the corporate limits of the City of _____ and the City of _____; providing an effective date

WHEREAS, the Legislature finds that there are unincorporated enclaves that create significant growth management and local government service problems for the cities of list cities as well as Palm Beach County, and

WHEREAS, at a countywide annexation summit held on September 25 2002 between the Board of County Commissioners and the Palm Beach County League of Cities, there was a consensus that special act of the legislature was an appropriate method for annexation of enclaves as defined in Chapter 171, Florida Statutes.

WHEREAS, the residents and property owners of the areas to be annexed have been provided with information regarding the effects of annexation on matters such as the cost and delivery of governmental service, the application and enforcement of the comprehensive plan and building codes, and other relevant matters, and

WHEREAS, public meetings have been held to provide a forum for members of the public to ask questions and express their views regarding the proposed annexations; and

WHEREAS, Palm Beach County, the City of _____, and the City of _____ have agreed the unincorporated areas identified in this act are enclaves and should be annexed into the cities, NOW, THEREFORE,

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

Section 1. The following described parcels are annexed into the corporate limits of the City of _____, and the corporate limits of the City of _____ are amended to incorporate said annexed property:

Section 2. The following described parcels are annexed into the corporate limits of the City of _____, and the corporate limits of the City of _____ are amended to incorporate said annexed property:

Section 3. The above-described areas subject to annexation shall be subject to all laws, ordinances, and regulations in force in the respective annexing municipality and shall be entitled to the same privileges and benefits as other parts of the respective annexing municipality upon the effective date of this act. If any of the above-described parcels are subject to the Palm Beach County land use plan and Palm Beach County zoning or subdivision regulations, such plan and regulations shall remain in full force and effect until the respective annexing municipality adopts a comprehensive plan amendment that includes the above-described property. The above-described properties shall be subject to the ad valorem taxes and debts of the respective annexing municipality upon the effective date of this act.

Section 4. All public roads and the public rights-of-way associated therewith, lying within the limits of the lands subject to annexation herein, as described in Section 1 & 2, are transferred from Palm Beach County jurisdiction to the jurisdiction of the annexing municipality, except

Section 5. On the effective date of this act, the City of _____ shall be responsible for and embodied with all municipal powers granted in Chapter 166, Florida Statutes, over territory hereby annexed.

Section 6. Nothing in this chapter shall be construed to affect or abrogate the rights of parties to any contracts, whether the same be between Palm Beach County, and a third party or between nongovernmental entities, which contracts are in effect prior to the effective date of annexation.

Section 7. This act shall take effect December 31, 2003.

Appendix B

Palm Beach County Enclaves

Maps of All Enclaves and Pockets

North and West County Enclave and Pockets Summary Data

North and West County Enclave and Pocket Summary

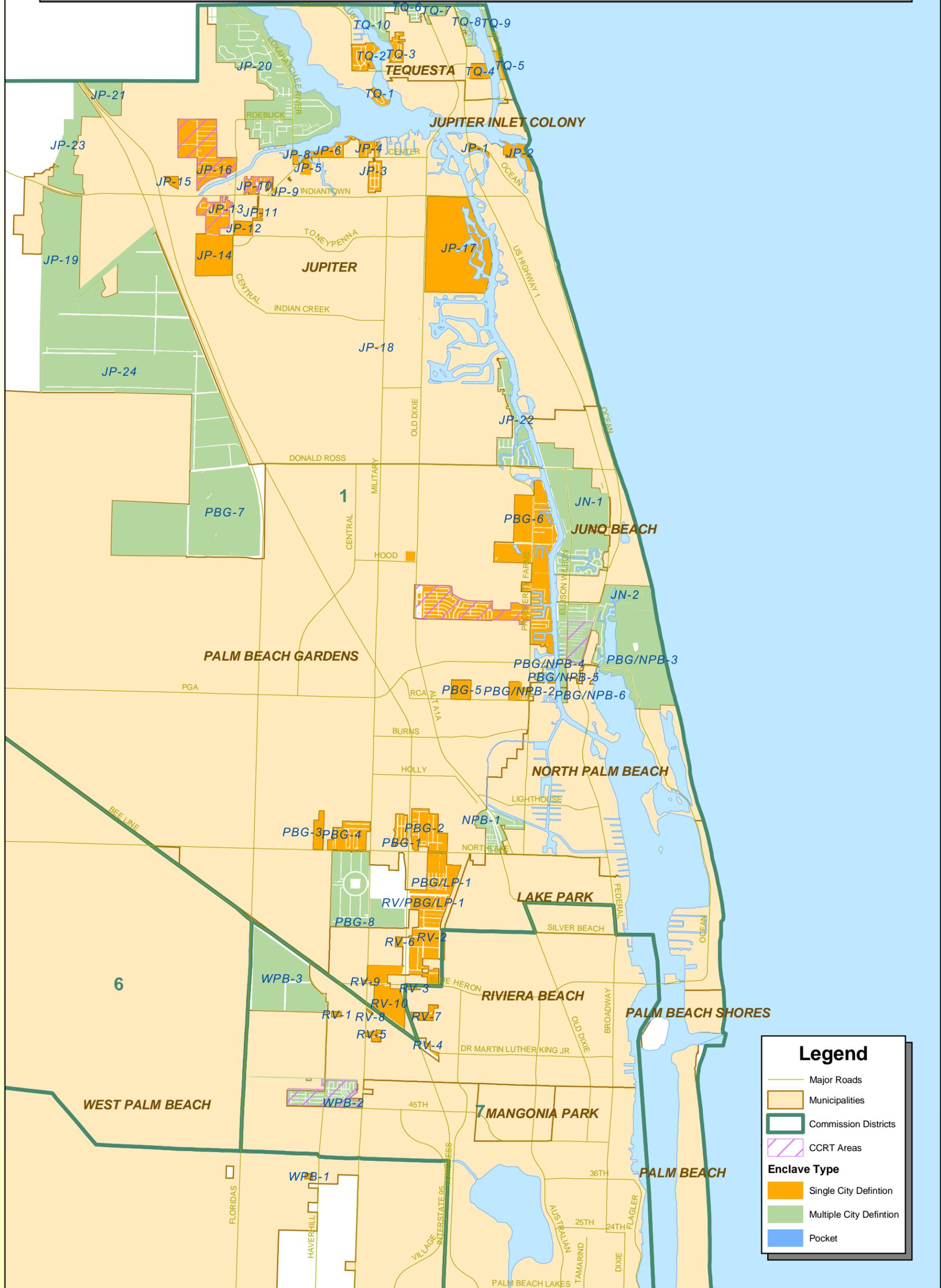
City	Id	NickName	Type	District	CCRT Area	Future Utility	Future Fire Svc.	Parcels	Units	Acres	Tax-Value	Est.Population
Belle Glade	BG-1	NW 17th Street Residential	Single	6		Belle Glade	Belle Glade	45	37	10.20	1,430,722	116.6
Belle Glade	BG-2	W Canal Street Residential	Single	6		Belle Glade	Belle Glade	38	27	37.38	1,684,993	86.3
Belle Glade	BG-3	NW Avenue L Parcels	Single	6		Belle Glade	Belle Glade	24	68	25.41	491,327	216.0
Belle Glade	BG-4	NW Avenue L Industrial	Single	6		Belle Glade	Belle Glade	4	1	2.76	57,462	3.6
Belle Glade	BG-5	E Canal Street S Parcels	Single	6		Belle Glade	Belle Glade	7	4	43.83	245,041	12.9
Belle Glade	BG-6	Okeechobee Center (plus extra)	Single	6	Okeechobee Center (plus extra)	Belle Glade	Belle Glade	37	734	484.19	9,501,516	2,350.3
Juno Beach	JN-1	Juno Isles/Juno Dunes Natural Area	Multiple	1		Jupiter/Encon	PBC	393	375	566.27	67,571,042	754.0
Juno Beach	JN-2	Juno Ridge/Seminole Blvd Subdivision	Multiple	1	Juno Ridge (plus extra)	Seacoast	PBC	705	933	320.50	225,378,637	1,834.9
Jupiter	JP-1	N. Ocean Blvd Commercial	Single	1		Jupiter/Encon	PBC	9	15	7.72	7,307,428	24.2
Jupiter	JP-2	Dubois Park	Single	1		Jupiter/Encon	PBC	16	12	68.84	1,261,676	19.4
Jupiter	JP-3	Penn Park Subdivision	Single	1		Jupiter/Encon	PBC	155	177	30.83	9,209,536	461.5
Jupiter	JP-4	Center Street Residential 1	Single	1		Jupiter/Encon	PBC	62	50	25.37	11,680,011	126.7
Jupiter	JP-5	Center Street/North Delaware Blvd	Single	1		Jupiter/Encon	PBC	5	4	14.52	605,475	10.4
Jupiter	JP-6	Center Street Residential 2	Single	1		Jupiter/Encon	PBC	70	66	38.68	19,594,003	138.7
Jupiter	JP-7	Center Street Residential 3	Single	1		Jupiter/Encon	PBC	7	5	2.29	1,562,783	10.5
Jupiter	JP-8	Loxahatchee River Rd/Center St Residen	Single	1		Jupiter/Encon	PBC	14	14	6.34	3,156,055	32.3
Jupiter	JP-9	Center Street/Indiantown Road Parcel	Single	1		Jupiter/Encon	PBC	2	0	2.27	457,380	0.0
Jupiter	JP-10	Cinquez Park	Single	1	Cinquez Park	Jupiter/Encon	PBC	113	37	24.29	2,305,991	85.2
Jupiter	JP-11	Bush Road Parcels	Single	1		Jupiter/Encon	PBC	8	16	6.57	999,497	30.7
Jupiter	JP-12	Chasewood Subdivision	Single	1		Jupiter/Encon	PBC	2	0	5.65	0	0.0
Jupiter	JP-13	Central Blvd Parcel	Single	1		Jupiter/Encon	PBC	1	0	0.23	0	0.0
Jupiter	JP-14	Indiantown Road/Central Blvd Area	Single	1	Kennedy Estates (plus extra)	Jupiter/Encon	PBC	154	549	253.48	21,055,679	1,170.9
Jupiter	JP-15	I-95/Indiantown Road NE	Single	1		Jupiter/Encon	PBC	5	0	10.96	134,415	0.0
Jupiter	JP-16	Limestone Creek	Single	1	Limestone Creek	Jupiter/Encon	PBC	467	179	225.92	11,871,957	657.3
Jupiter	JP-17	Jonathan's Landing	Single	1		Jupiter/Encon	PBC	849	1,215	609.15	370,381,874	2,189.3
Jupiter	JP-18	155th Lane North ROW Parcel	Single	1		Jupiter/Encon	PBC	2	0	1.44	11,884	0.0
Jupiter	JP-19	Riverbend Park	Multiple	1		Jupiter/Encon	PBC	12	4	545.32	191,971	13.3
Jupiter	JP-20	Loxahatchee River Road Area	Multiple	1		Jupiter/Encon	PBC	1,066	989	833.21	273,314,295	3,042.7
Jupiter	JP-21	I-95/Martin County Triangle	Multiple	1		Jupiter/Encon	PBC	1	0	95.10	0	0.0
Jupiter	JP-22	Palmwood/Donald Ross Rd Area	Multiple	1		Seacoast	PBC	362	353	161.23	102,122,442	797.6

<i>City</i>	<i>Id</i>	<i>NickName</i>	<i>Type</i>	<i>District</i>	<i>CCRT Area</i>	<i>Future Utility</i>	<i>Future Fire Svc.</i>	<i>Parcels</i>	<i>Units</i>	<i>Acres</i>	<i>Tax-Value</i>	<i>Est.Population</i>
Jupiter	JP-23	Indiantown Road/Turnpike NW	Multiple	1		Jupiter/Encon	PBC	5	0	180.16	0	0.0
Jupiter	JP-24	Palm Beach Country Estates	Multiple	1		Jupiter/Encon	PBC	1,554	1,213	2,061.08	184,471,283	3,800.0
Manalapan/Ocean Ridge	MP/OR-1	Boynton Inlet	Multiple	4		Boynton Beach	?	1	0	18.00	0	0.0
North Palm Beach	NPB-1	Northlake Blvd/Alt. A1A Area	Multiple	1		Seacoast	North Palm Beach	268	371	93.30	20,614,191	737.1
Palm Beach Gardens	PBG-1	I-95/Northlake Blvd NW Residential	Single	1		Seacoast	Palm Beach Gardens	173	173	28.02	9,493,211	465.8
Palm Beach Gardens	PBG-2	I-95/Northlake Blvd NE Residential	Single	1		Seacoast	Palm Beach Gardens	440	590	112.99	40,144,679	1,445.9
Palm Beach Gardens	PBG-3	Northlake/Howell Lane Residential	Single	1		Seacoast	Palm Beach Gardens	13	9	33.87	964,556	20.9
Palm Beach Gardens	PBG-4	Northlake/Military Trail Residential	Single	1		Seacoast	Palm Beach Gardens	427	529	92.01	27,702,334	1,356.1
Palm Beach Gardens	PBG-5	Monet Gardens Subdivision	Single	1		Seacoast	Palm Beach Gardens	74	73	38.74	7,345,282	201.2
Palm Beach Gardens	PBG-6	Prosperity Farms Road Area	Single	1	Cabana Colony (plus extra)	Seacoast	Palm Beach Gardens	2,291	2,253	692.22	348,279,302	5,566.3
Palm Beach Gardens	PBG-7	Eastpoint Country Club/Old Marsh Golf Cl	Multiple	1		Seacoast	Palm Beach Gardens	1,047	1,007	1,099.63	248,224,193	1,909.8
Palm Beach Gardens	PBG-8	Square Lake, PBG Referendum, Four Se	Multiple	1		Seacoast	Palm Beach Gardens	202	612	362.00	49,092,829	1,335.7
PBG/Lake Park	PBG/LP-1	Parkway Village/Southevergreen Acres	Single	1		Seacoast	PBG/PBC	285	325	109.35	28,248,094	814.4
PBG/NPB	PBG/NPB-1	Canal Road Residential	Single	1		Seacoast	PBG/NPB	6	6	1.86	1,672,847	13.1
PBG/NPB	PBG/NPB-2	Monet Heights/Monet Acres Subdivision	Single	1		Seacoast	PBG/NPB	110	104	31.34	3,799,921	150.4
PBG/NPB	PBG/NPB-3	Old Port Village/Lost Tree Village S	Multiple	1		Seacoast		556	691	557.83	832,118,614	1,620.6
PBG/NPB	PBG/NPB-4	Pirates Cove Subdivision	Multiple	1		Seacoast		65	61	16.65	11,892,596	133.1
PBG/NPB	PBG/NPB-5	Ellison Wilson/PGA Blvd Residential	Multiple	1		Seacoast		35	47	16.89	6,232,266	86.5
PBG/NPB	PBG/NPB-6	Ellison Wilson/McLaren Rd Residential	Multiple	1		Seacoast		26	28	8.66	3,762,369	51.3
PBG/NPB	PBG/NPB-7	Prosperity Farms/Monet Rd Parcel	Multiple	1		Seacoast		1	0	0.57	0	0.0
Riviera	RV-1	Dyer Road Industrial	Single	7		Riviera Beach	Riviera Beach	4	0	4.20	694,279	0.0
Riviera	RV-2	Central Industrial Park	Single	1		Seacoast	Riviera Beach	50	0	139.92	55,498,893	0.0
Riviera	RV-3	I-95/Blue Heron SE Parcel	Single	7		Riviera Beach	Riviera Beach	1	0	1.91	499,200	0.0
Riviera	RV-4	I-95/Dr. Martin Luther King Jr. Blvd Indust	Single	7		Riviera Beach	Riviera Beach	3	0	3.95	1,151,766	0.0
Riviera	RV-5	Military Trail/Westroads Drive Industrial	Single	7		Riviera Beach	Riviera Beach	5	0	9.41	3,891,274	0.0
Riviera	RV-6	Military Trail/Leo Lane Parcel	Single	1		Seacoast	Riviera Beach	4	2	7.19	479,967	4.5
Riviera	RV-7	Interstate Park Road Industrial	Single	7		Riviera Beach	Riviera Beach	9	0	17.74	6,692,936	0.0
Riviera	RV-8	Military Trail/Dyer Road Parcel	Single	7		Riviera Beach	Riviera Beach	1	0	1.21	121,833	0.0
Riviera	RV-9	Military Trail/Blue Heron Parcel	Single	1		Riviera Beach	Riviera Beach	1	0	0.84	255,518	0.0
Riviera	RV-10	Blue Heron Mobile Home Park	Single	1		Seacoast	Riviera Beach	4	563	151.28	18,764,400	1,023.2
RV/PBG/Lake Park	RV/PBG/LP-1	Central Industrial Park North	Single	1		Seacoast	RV/PBG/LP	57	0	89.09	34,159,583	0.0
Tequesta	TQ-1	Anchorage Point Subdivision	Single	1		Tequesta/Encon	Tequesta	37	33	16.02	23,046,373	85.7

<i>City</i>	<i>Id</i>	<i>NickName</i>	<i>Type</i>	<i>District</i>	<i>CCRT Area</i>	<i>Future Utility</i>	<i>Future Fire Svc.</i>	<i>Parcels</i>	<i>Units</i>	<i>Acres</i>	<i>Tax-Value</i>	<i>Est.Population</i>
Tequesta	TQ-2	Bermuda Terrace Subdivision	Single	1		Tequesta/Encon	Tequesta	152	148	54.42	20,216,391	384.5
Tequesta	TQ-3	Riverside Pines Subdivision	Single	1		Tequesta/Encon	Tequesta	78	78	29.73	15,227,812	182.0
Tequesta	TQ-4	Waterway Village Subdivision	Single	1		Tequesta/Encon	Tequesta	89	87	28.64	18,072,887	176.3
Tequesta	TQ-5	Island Landing	Single	1		Tequesta/Encon	Tequesta	5	0	21.35	0	0.0
Tequesta	TQ-6	Seabrook Road Area	Multiple	1		Tequesta/Encon	Tequesta	80	76	15.48	6,918,758	177.3
Tequesta	TQ-7	Old Dixie Hwy/County Line Rd Area	Multiple	1		Tequesta/Encon	Tequesta	12	182	24.10	8,394,787	284.4
Tequesta	TQ-8	US Hwy 1/Intracoastal Area	Multiple	1		Tequesta/Encon	Tequesta	102	293	37.26	46,508,540	564.7
Tequesta	TQ-9	Beach Road/Ocean Area	Multiple	1		Tequesta/Encon	Tequesta	15	202	21.26	120,700,146	357.0
Tequesta	TQ-10	Riverside Drive Residential	Multiple	1		Tequesta/Encon	Tequesta	159	148	64.68	33,205,260	345.3
Tequesta	TQ-11	County Line Road Parcel	Multiple	1		Tequesta/Encon	Tequesta	1	1	0.84	133,777	2.3
Wellington/Royal Palm	WL/RPB-1	Acme Road Residential	Multiple	6		Wellington	PBC	35	32	203.35	3,429,326	118.9
West Palm Beach	WPB-1	Haverhill Road/47th Place North	Single	2		West Palm Beach	West Palm Beach	4	2	3.71	212,948	3.8
West Palm Beach	WPB-2	Grammercy Park Subdivision	Multiple	7	Grammercy Park	Riviera Beach	West Palm Beach	611	684	141.24	30,507,507	2,479.6
West Palm Beach	WPB-3	Dyer Park	Multiple	7		Riviera Beach	West Palm Beach	8	0	448.99	163,052	0.0

P a l m B e a c h C o u n t y

E n c l a v e s



Legend

- Major Roads
- Municipalities
- Commission Districts
- CCRT Areas

Enclave Type

- Single City Definition
- Multiple City Definition
- Pocket

Revision Date: 12/09/02
 Contact: James Gammack-Clark
 Filename: AnnexEncSimpCol4
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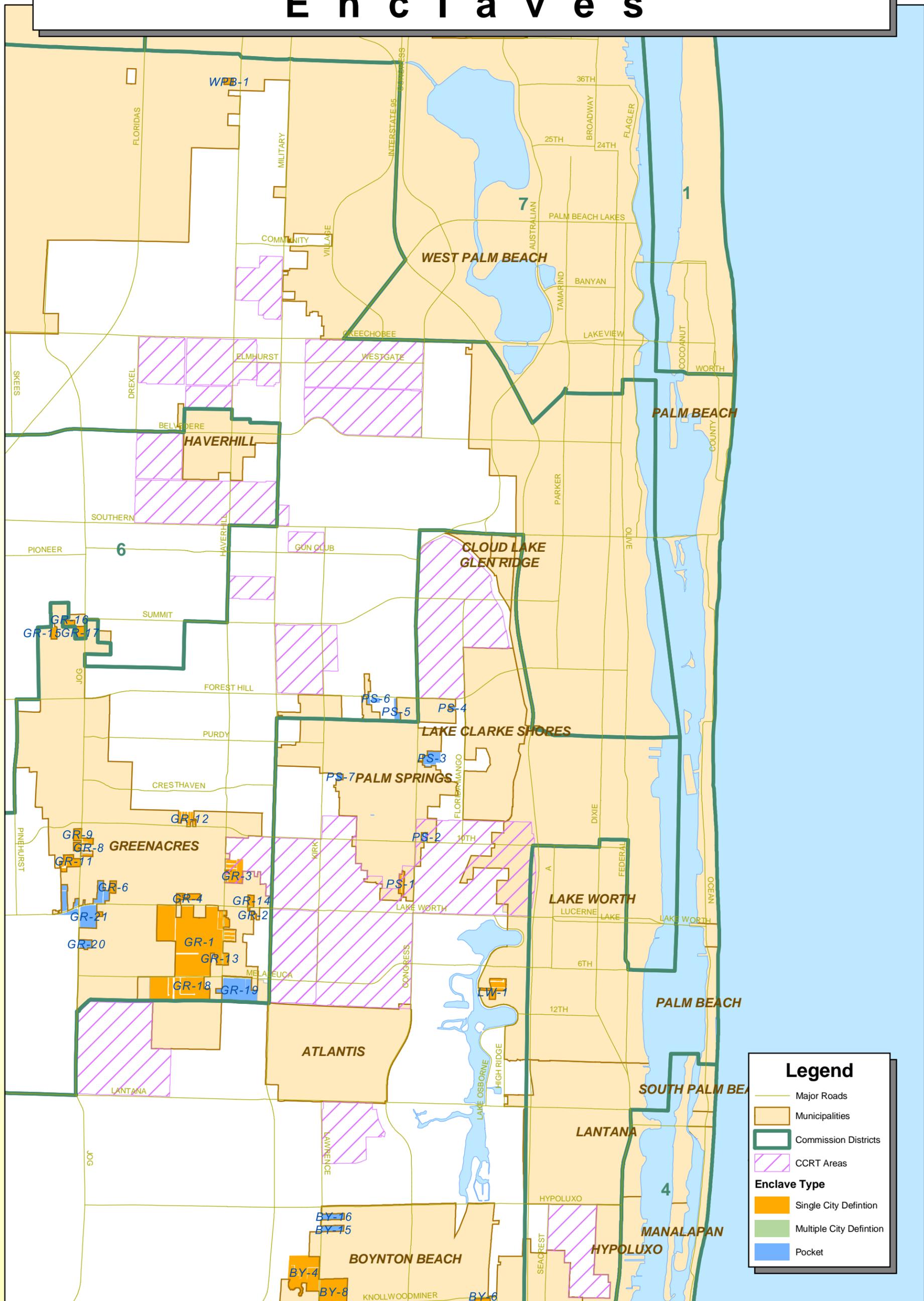


Planning, Zoning & Building
 100 Australian Avenue
 West Palm Beach, FL 33406
 Phone (561) 233-3300



P a l m B e a c h C o u n t y

E n c l a v e s



Legend

- Major Roads
- Municipalities
- Commission Districts
- CCRT Areas

Enclave Type

- Single City Definition
- Multiple City Definition
- Pocket

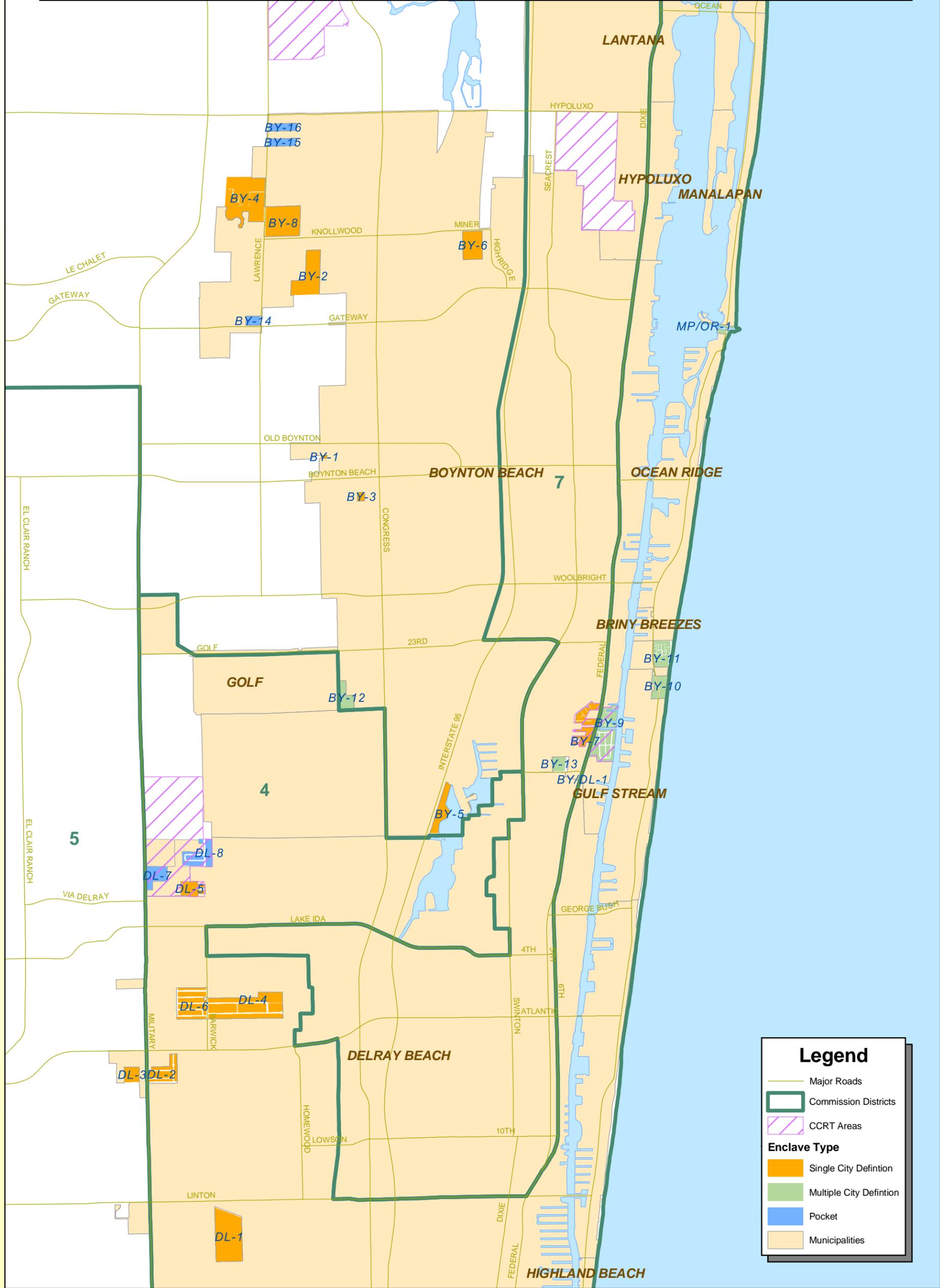
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P a l m B e a c h C o u n t y E n c l a v e s



Legend

- Major Roads
- Commission Districts
- CCRT Areas

Enclave Type

- Single City Definition
- Multiple City Definition
- Pocket
- Municipalities

Revision Date: 12/09/02
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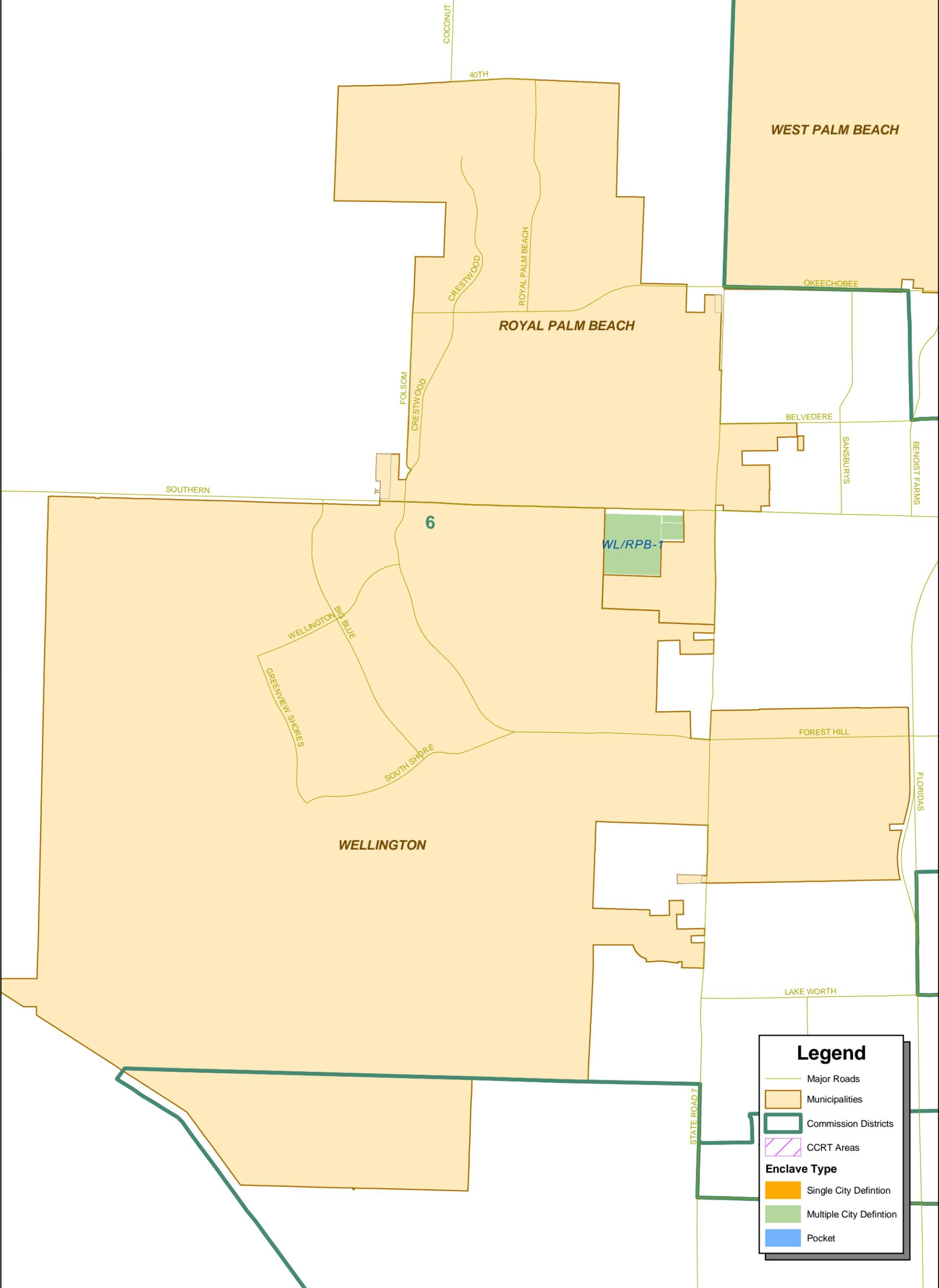


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P a l m B e a c h C o u n t y

E n c l a v e s



Legend

- Major Roads
- Municipalities
- Commission Districts
- CCRT Areas

Enclave Type

- Single City Definition
- Multiple City Definition
- Pocket

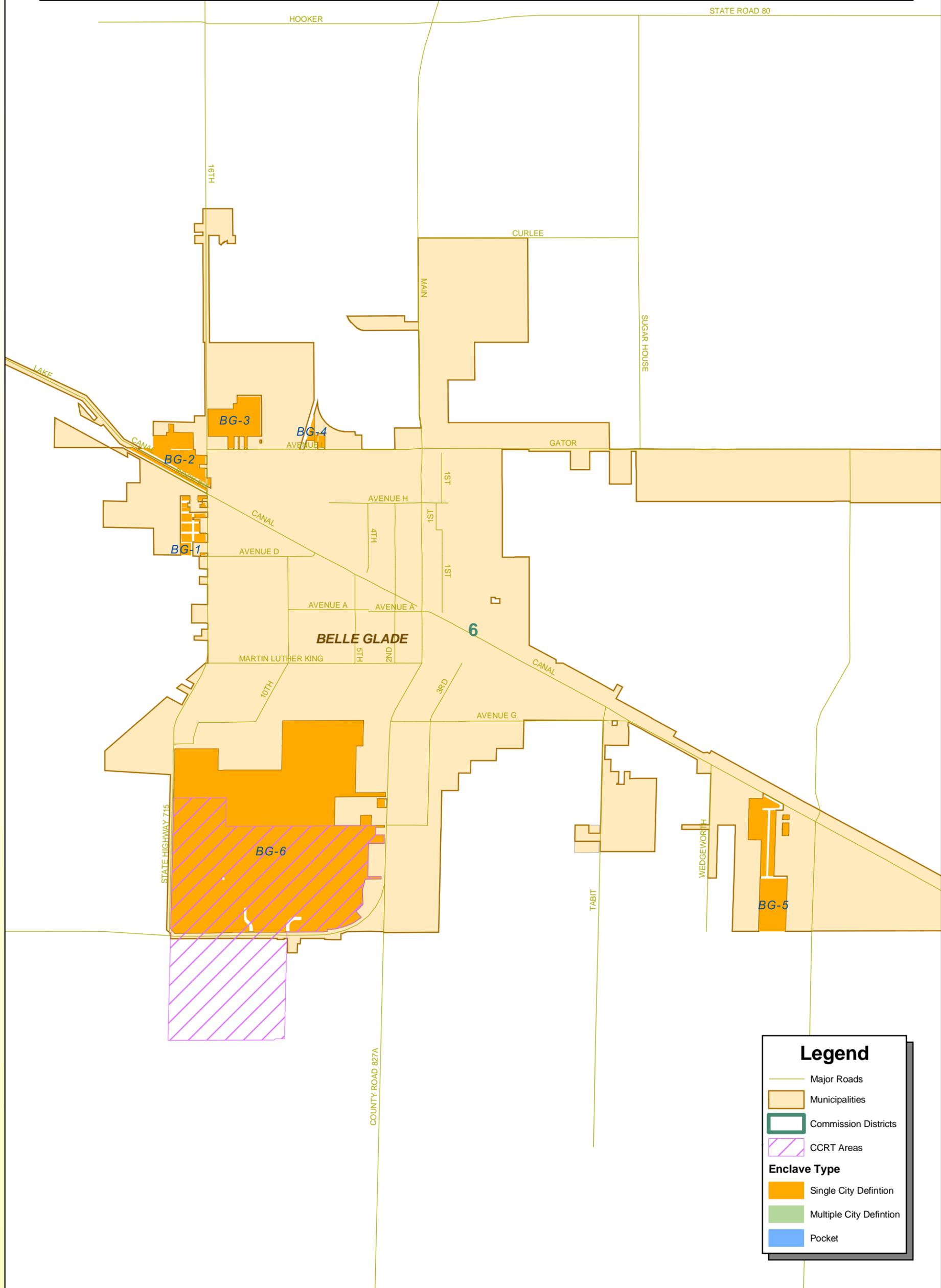
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P a l m B e a c h C o u n t y E n c l a v e s



Legend	
	Major Roads
	Municipalities
	Commission Districts
	CCRT Areas
Enclave Type	
	Single City Definition
	Multiple City Definition
	Pocket

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