Village of Palm Springs
Land Development
226 Cypress Lane • Palm Springs, Florida 33461
(561) 965-4016 Fax (561) 439-4132

November 18, 2016

Via U.S. Certified Mail
Mr. Lorenzo Aghemo
Director of Planning
Palm Beach County
2300 N. Jog Road 2nd Floor
West Palm Beach, Florida 33411

RE: Notification of Annexation Hearings – South Congress Avenue Area

Dear Lorenzo:

The Village of Palm Springs is initiating four (4) concurrent annexations, the involved properties front South Congress Avenue and/or Melaleuca Lane and are generally located south of the current Village boundary and north of the City of Atlantis. The annexations will eliminate unincorporated area between Palm Springs and Atlantis, and will allow consistent regulations and code enforcement and law enforcement to be applied along the Congress Avenue corridor to promote a better business environment and foster redevelopment.

Under this cover the Village is submitting to you four (4) annexation packages: two voluntary annexations, the larger §171.0413 "involuntary" annexation, and annexation of a parcel through interlocal agreement. The two voluntary annexations and the annexation through interlocal agreement are necessary as separate actions because they involve residential properties with registered voters, and therefore cannot be included in the §171.0413 process. The annexations include:

1) Voluntary Annexation of 1.98 acres (Congress Apartments) – Ordinance 2016-22

2) §171.0413 Annexation of 62.14 acres, comprised of 34 individual parcels. Voluntary annexation petitions have been received by 79% of the property owners, comprising 83% of the annexation land area, in accordance with Chapter 171.0413, F.S. – Ordinance 2016-23

3) Voluntary Annexation of 20.23 acres (Emerald Apartments) – Ordinance 2016-24

4) Interlocal Agreement for 2.43 acres (fka Floridian Apartments) – Resolution 2016-81

The Village is advertising all of these annexations for consideration at the December 8th and December 15th Village Council meetings.

Enclosed for your consideration is a copy of the Urban Services Report, the County Annexation Information Sheet and details on the subject parcels including copies of the voluntary annexation applications, copies of notifications to the affected property owners, and the draft Interlocal Agreement.

Notifications of these proposed annexations have been routed through IPARC for review. Additionally, we have met with Lake Worth and Atlantis staff to discuss the Village's annexation plans.

We would be happy to meet again to discuss the Village's annexation efforts, if desired. Thank you for your ongoing assistance facilitating our annexation program.

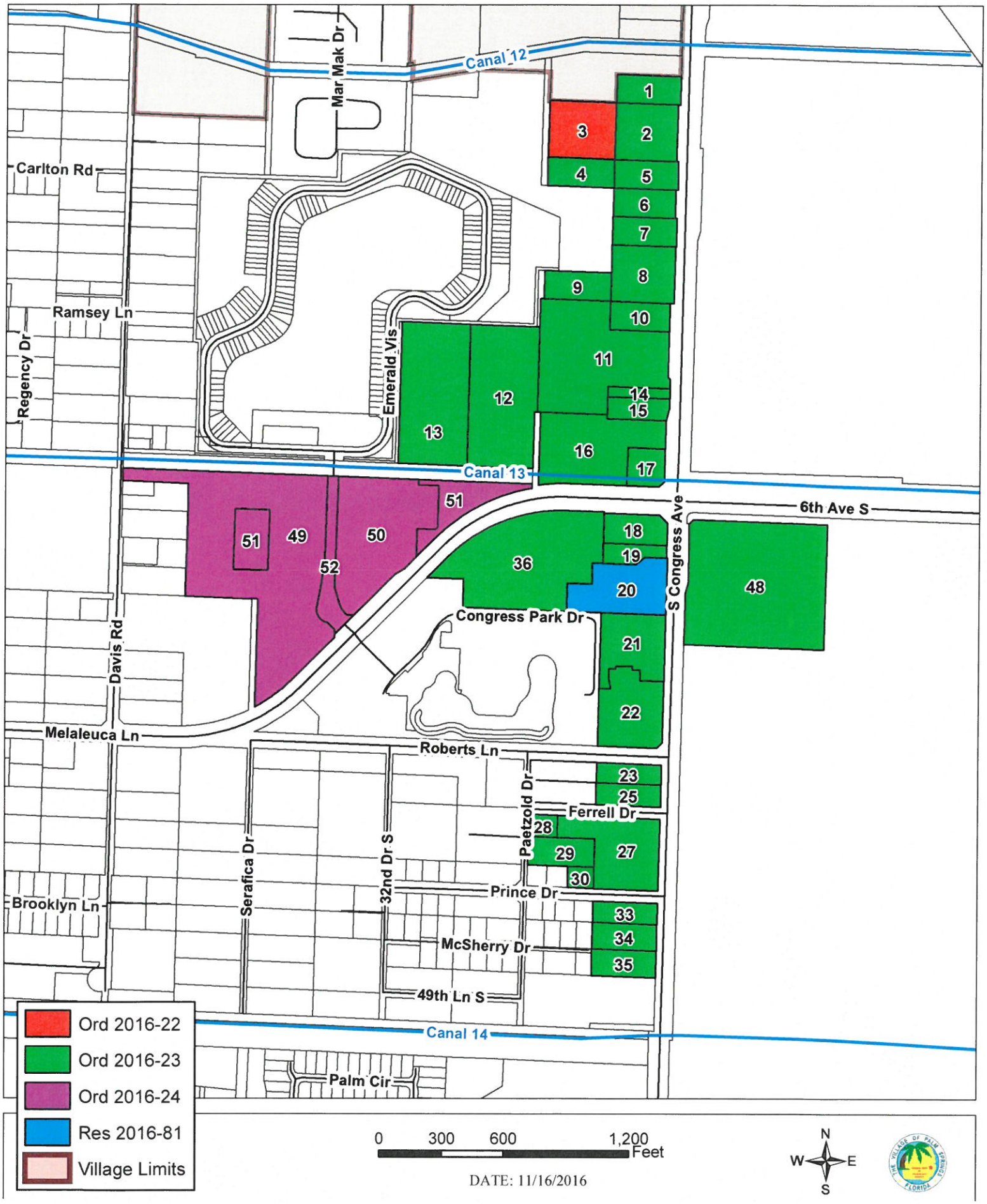
Sincerely,

Kim Glas-Castro, AICP LEED AP
Land Development Director

cc: Verdenia Baker, County Administrator, via Certified Mail
Rich Reade, Village Manager
Patricia Behn, Principal Planner, via email

VILLAGE OF PALM SPRINGS

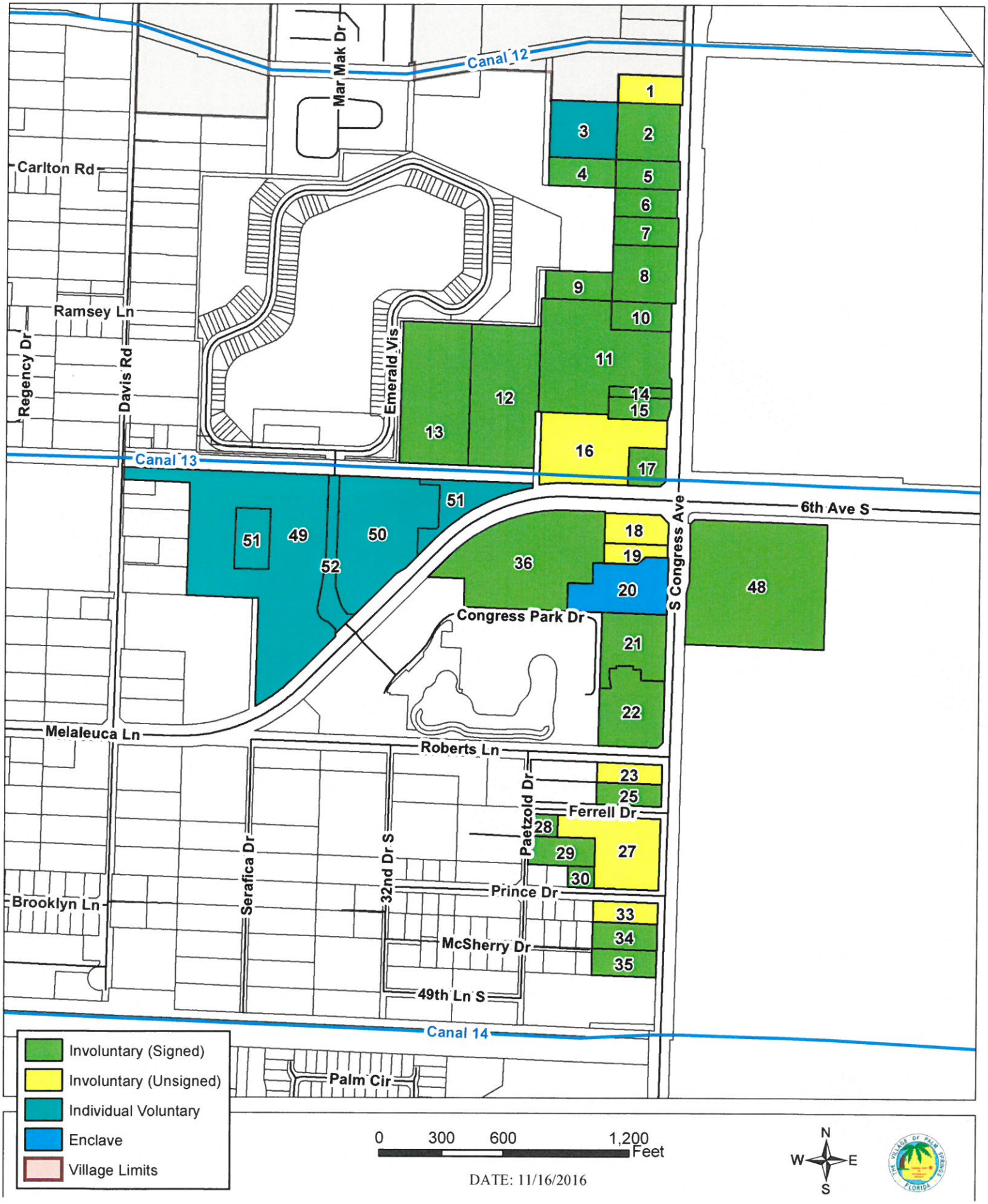
Annexation on S Congress Avenue - Overview



DATE: 11/16/2016

VILLAGE OF PALM SPRINGS

Annexation on S Congress Avenue - Status



DATE: 11/16/2016

§171.0413 Involuntary Annexation - South Congress Avenue Area
Ordinance 2016-23

MAP_NUMBER	PCN	OWNER_NAME	PBC_FLU	PBC_ZONING	ADDRESS NUMBER	STREET NAME	ACRES	SITE DEVELOPMENT	ASSESSED VALUE	REGISTERED VOTERS?	PROPOSED VILLAGE FLU	PROPOSED VILLAGE ZONING	VOLUNTARY?
1	00434430010320020	LP ROCA INVESTMENTS INC	URBAN INFILL	URBAN INFILL	4163	S CONGRESS AVE	0.95	COMMERCIAL	129,440.00	0	Commercial	CG	No
2	00434430010320030	MEDICAL SERVICES OF AMERICA INC	URBAN INFILL	URBAN INFILL	4175	S CONGRESS AVE	1.86	COMMERCIAL	951,952.00	0	Commercial	CG	Yes
4	00434430010310050	BETHEL ASSEMBLY OF LAKE WORTH FL INC	URBAN INFILL	URBAN INFILL	N/A	S CONGRESS AVE	0.98	VACANT - CLEARED	141,120.00	0	Commercial	CG	Yes
5	00434430010320050	BETHEL ASSEMBLY OF LAKE WORTH FL INC	URBAN INFILL	URBAN INFILL	N/A	S CONGRESS AVE	0.96	VACANT - CLEARED	198,510.00	0	Commercial	CG	Yes
6	00434430010330010	BETHEL ASSEMBLY OF LAKE WORTH FL INC	URBAN INFILL	URBAN INFILL	N/A	S CONGRESS AVE	0.93	VACANT - CLEARED	191,869.00	0	Commercial	CG	Yes
7	00434430010330020	BETHEL ASSEMBLY OF LAKE WORTH FL INC	URBAN INFILL	URBAN INFILL	N/A	S CONGRESS AVE	0.96	PARKING LOT	202,807.00	0	Commercial	CG	Yes
8	00434430010330030	BETHEL ASSEMBLY OF LAKE WORTH FL INC	URBAN INFILL	URBAN INFILL	4320	S CONGRESS AVE	1.90	CHURCH	1,534,466.00	0	Commercial	CG	Yes
9	00434430010340040	BETHEL ASSEMBLY OF LAKE WORTH FL INC	URBAN INFILL	URBAN INFILL	4320	S CONGRESS AVE	0.98	PARKING LOT	233,438.00	0	Commercial	CG	Yes
10	00434430010330050	MORGUARD CORAL LAKES LLC	URBAN INFILL	URBAN INFILL	N/A	S CONGRESS AVE	0.89	VACANT	89,250.00	0	Mixed Use	MU	Yes
11	00434430010340050	MORGUARD CORAL LAKES LLC	URBAN INFILL	URBAN INFILL	4411	S CONGRESS AVE	5.88	VACANT	587,840.00	0	Mixed Use	MU	Yes
12	00434430010620010	MORGUARD CORAL LAKES LLC	URBAN INFILL	URBAN INFILL	N/A	S CONGRESS AVE	5.09	VACANT	509,000.00	0	Mixed Use	MU	Yes
13	00434430010610010	MORGUARD CORAL LAKES LLC	URBAN INFILL	URBAN INFILL	N/A	S CONGRESS AVE	5.18	VACANT	518,000.00	0	Mixed Use	MU	Yes
14	00434430010640032	MORGUARD CORAL LAKES LLC	URBAN INFILL	URBAN INFILL	N/A	S CONGRESS AVE	0.34	VACANT	34,000.00	0	Mixed Use	MU	Yes
15	00434430010640031	MORGUARD CORAL LAKES LLC	URBAN INFILL	URBAN INFILL	N/A	S CONGRESS AVE	0.71	VACANT	70,560.00	0	Mixed Use	MU	Yes
16	00434430160010000	CONGRESS POINTE INC	URBAN INFILL	URBAN INFILL	4455	S CONGRESS AVE	3.78	COMMERCIAL - PLAZA	2,908,403.00	0	Commercial	CG	
17	00434430160020000	WENDYS PROPERTIES LLC	URBAN INFILL	URBAN INFILL	4483	S CONGRESS AVE	0.74	COMMERCIAL - DRIVE THRU	615,208.00	0	Commercial	CG	Yes
18	00434430010650010	P F A SARA LLC	URBAN INFILL	URBAN INFILL	4567	S CONGRESS AVE	0.99	COMMERCIAL - SERVICE STA	10,090,676.00	0	Commercial	CG	No
19	00434430010650032	SWORDFISH REAL ESTATE LLC	URBAN INFILL	URBAN INFILL	N/A	S CONGRESS AVE	0.59	VACANT	471,574.00	0	Commercial	CG	No
21	00434430150000020	JFK MEDICAL CENTER LIMITED PARTNERSHIP	URBAN INFILL	URBAN INFILL	4665	S CONGRESS AVE	2.10	OFFICES	2,828,490.00	0	Commercial	CG	Yes
22	00434430150000010	COLUMBIA JFK MEDICAL CENTER	URBAN INFILL	URBAN INFILL	4685	S CONGRESS AVE	2.41	OFFICES	3,725,780.00	0	Commercial	CG	Yes
23	00434430010970010	DCS INVESTMENT GROUP LLC	URBAN INFILL	URBAN INFILL	4765	S CONGRESS AVE	0.67	OFFICES	850,000.00	0	Commercial	CG	No
25	00434430010970020	SHEEL GUADALUPE D	URBAN INFILL	URBAN INFILL	4787	S CONGRESS AVE	0.75	motel MULTIFAMILY - 16 UN	516,755.00	0	Commercial	CG	Yes
27	00434430010970030	4801 CONGRESS AVENUE LLC	URBAN INFILL	URBAN INFILL	4801	S CONGRESS AVE	2.86	OFFICES	4,655,000.00	0	Commercial	CG	
28	00434430010980030	PRINCE PARTNERS	URBAN INFILL	URBAN INFILL	3098	FERRELL DR	0.33	VACANT	51,287.00	0	Commercial	CG	Yes
29	00434430010980040	PRINCE PARTNERS	URBAN INFILL	URBAN INFILL	N/A	N/A (ACCESS OFF PAETZOLD I	0.99	VACANT - CLEARED	153,707.00	0	Commercial	CG	Yes
30	00434430010980053	PRINCE PARTNERS	URBAN INFILL	URBAN INFILL	3075	PRINCE DR	0.29	VACANT - CLEARED	45,458.00	0	Commercial	CG	Yes
33	00434430011280010	4889 S CONGRESS LLC	URBAN INFILL	URBAN INFILL	4889	S CONGRESS AVE 100	0.69	OFFICES	1,302,835.00	0	Commercial	CG	No
34	00434430110000010 00434430110000020 00434430110000030 00434430110000040	LAKE WORTH OFFICE PARTNERS LLC	URBAN INFILL	URBAN INFILL	4909, 4911, 4913, 4915	S CONGRESS AVE	0.90	OFFICES (condo)	1,050,151.00	0	Commercial	CG	Yes
35	00434430011280030	LAKE WORTH OFFICE PARTNERS LLC	URBAN INFILL	URBAN INFILL	4949	S CONGRESS AVE	0.90	OFFICES	1,263,457.00		Commercial	CG	Yes
36	00434430220000000	SELECT SPECIALTY HOSPITAL PALM BEACH INC	INST/8	MUPD	3060	MELALEUCA LN	6.50	PRIVATE HOSPITAL	8,553,034.00	0	Commercial	CG	Yes
48	00434429000030010	PALM BEACH HABILITATION CENTER INC	INST	PO	4522	S CONGRESS AVE	9.04	OFFICES	2,742,106.00	0	Commercial	CG	Yes

34	**Total Parcels (PCNs)**
27	# Voluntary
79%	**% of voluntary parcels**

62.14	**Total Acreage**
51.61	Acreage of Voluntary Parcels
83%	**% of acreage voluntary**

CONCURRENT VOLUNTARY ANNEXATIONS (Ordinance 2016-22 and Ordinance 2016-24)

MAP_NUMBER	PCN	OWNER_NAME	PBC_FLU	PBC_ZONING	ADDRESS NUMBER	STREET NAME	ACRES	SITE DEVELOPMENT	ASSESSED VALUE	REGISTERED VOTERS?	PROPOSED VILLAGE FLU	PROPOSED VILLAGE ZONING	VOLUNTARY?
	Ordinance 2016-22												
3	00434430010310030	CONGRESS APARTMENTS LLC	URBAN INFILL	URBAN INFILL	4177	S CONGRESS AVE	1.98	APARTMENT - 16 UNITS	419,938.00	9 A, 4 I	Med Res	RM	YES - Ind annex due to VOTERS
	Ordinance 2016-24												
49	00434430170080010	MORGUARD EMERALD APARTMENTS LLC	HR/8	PUD	4665	EMERALD VIS	11.32	MULTIFAMILY 182 du	17,662,447.00		High Res	RM/PD	YES - Ind annex due to VOTERS
50	00434430170080020	MORGUARD EMERALD APARTMENTS LLC	HR/8	PUD	4614	EMERALD VIS	5.27	MULTIFAMILY 102 du	9,741,058.00		High Res	RM/PD	YES - Ind annex due to VOTERS
51	00434430170180010	MORGUARD EMERALD APARTMENTS LLC	HR/8	PUD	4591	EMERALD VIS	2.54	AMENITY	0		High Res	RM/PD	YES
52	00434430200190010	MORGUARD EMERALD APARTMENTS LLC	HR/8	PUD		EMERALD VIS	1.10	ROAD	0		High Res	RM/PD	YES

CONCURRENT INTERLOCAL AGREEMENT FOR ANNEXATION OF ENCLAVE (Resolution 2016-81)

MAP_NUMBER	PCN	OWNER_NAME	PBC_FLU	PBC_ZONING	ADDRESS NUMBER	STREET NAME	ACRES	SITE DEVELOPMENT	ASSESSED VALUE	REGISTERED VOTERS?	PROPOSED VILLAGE FLU	PROPOSED VILLAGE ZONING	VOLUNTARY?
	00434430010650031	4611 S CONGRESS LLC	URBAN INFILL	URBAN INFILL	4611	S CONGRESS AVE	2.43	APARTMENT - 59 UNITS	3,070,127	11 A, 5 I	High Res	RM	Enclave - voters