

City of Greenacres Voluntary Annexation Parcels

Urban Services Report Chapter §171.042, F.S.

(1) This Urban Services Report sets forth the plan to provide urban services to the area to be annexed and includes the following per §171.042, F.S.:

(a1) A map of the City and adjacent territory showing the present and proposed municipal boundary.

See Attached Map

(a2) A map indicating the present major trunk water mains and sewer interceptors and outfalls, and the proposed extensions of such mains and outfalls, as required in paragraph (c).

Existing Services are Provided by Palm Beach County and will remain as such, No Extensions Required, See County Maps

(a3) A map of the general land use pattern in the area to be annexed.

See Attached Map

ANX 23-03 City-Owned Parcels and LWDD Canal Parcel- surrounded by residential except for Government use to the west (City Hall).

(b) A statement certifying that the area proposed to be annexed meets criteria in s. 171.043 Character of the Area to be Annexed.

All areas proposed to be annexed meet criteria in s. 171.043. The annexation will be reducing existing enclave areas.

Per s. 171.043(1), the proposed annexation area is reasonably compact, is contiguous to the City, and is not located within the boundary of another incorporated municipality. See Attached Map.

Per s. 171.043(2), part or all of the area is developed for urban purposes. The area meets 2(c) as it is so developed that at least 60 percent of the total number of lots and tracts in the area are used for urban purposes and that it consists of lots and tracts 5 acres or less in size. See Attached Annexation Information Sheets

(c) A statement that describes the City's plans for providing the area proposed to be annexed with those municipal services provided throughout the other areas of the City at the time of annexation.

The City has the ability to and will provide for continued urban services for each major municipal service performed in the same manner and on the same basis as currently provided for properties within the City of Greenacres. All properties are within the PBCWUD Service Area. All services will be provided by the current service providers with the exception of Fire that will go from Palm Beach County Fire Rescue to The City of Greenacres Fire Rescue. The Greenacres Fire Station #95 is closer to the subject parcels than the current PBC Fire Station. All levels of Service will be maintained.

Annexation Feasibility Study (AFS)

4901 and 4977 S. 56th Terrace City-Owned Parcels and LWDD Voluntary Annexation

The following provides for the Annexation Feasibility Study (AFS) in accordance with the guidelines in the Current Annexation Element of the City Comprehensive Plan whereby the City shall undertake an annexation feasibility study (AFS) for every annexation request that is ten (10) acres or greater in size. The study shall determine the feasibility of annexation based upon a detailed report that addresses seven (7) broad areas outlined below:

a) An inventory of the extent and quality of Palm Beach County and other government services and facilities already existing in the petitioned area. (1) Such services and facilities would include, but not be limited to fire protection, police protection, sewage disposal, water supply, storm drainage, refuse and garbage collection and disposal, street paving and maintenance, street lights, schools, libraries, parks and recreation, etc.

The LWDD parcel will continue to be maintained for drainage maintenance purposes with no anticipated future development.

The City has the ability to and will provide for continued urban services for each major municipal service performed in the same manner and on the same basis as currently provided for adjacent properties within the City of Greenacres including the adjacent City Hall site. All levels of service are being met and will continue to do so. The subject properties are within the Palm Beach County Water Utility (PBCWUD) Service Area for water and sewer should future expansion be desired and feasible. All services will be provided by the current service providers with the exception of Fire that will go from Palm Beach County Fire Rescue to The City of Greenacres Fire Rescue. The Greenacres Fire Station #95 is closer to the subject parcels than the current PBC Fire Station. Police will continue to be serviced by the Palm Beach County Sheriff Office. All levels of Service will be maintained.

b) The services and facilities to be supplied upon and during the first five (5) years following annexation. (1) This component would address the specific responsibilities for public improvements by the City, Palm Beach County, other governmental jurisdictions and the annexing property owners. (2) A schedule of public improvements that would amend the Capital Improvements Element of the Comprehensive Plan and the City's Capital Improvements Program would also be formulated.

The LWDD parcel is and will continue to be for drainage maintenance purposes with no anticipated future development. The City-owned parcel is anticipated to be developed for governmental services with an Emergency Operations Center and fire training facility described as Project 301-238 in the City Capital Improvement Schedule. Funds have been programmed for the FY2024 for Planning and Design.

c) The costs of furnishing needed services and facilities would be analyzed. (1) City costs to be analyzed, but not be limited to include the provision of public safety services; infrastructure improvements and maintenance; leisure services (parks and recreation); and other general government services.

For the City-owned parcel, City costs for services and facilities is based on the capital improvement program analysis. The City anticipates and planned for approximately 8 million for the construction of the EOC and fire training facilities for this site.

d) The amount of potential revenue from the annexed area. (1) Potential City revenues may include, but not be limited to ad valorem taxes, utility taxes, license and permit fees, charges and fines, user charges and impact fees.

The LWDD site will not be a revenue generator as it is exempt from taxes and there are no municipal services beyond LWDD responsibility to maintain the parcel for drainage maintenance.

The City-owned parcel will not generate any taxes as it is exempt. Any construction costs would exceed revenue from other sources and are anticipated programmed expenses based on the capital improvement program analysis.

e) The costs and benefits of annexation to the annexing property owners. (1) Such analysis would detail the potential additional costs to property owners and the potential benefits of being annexed into the City.

The City will benefit from the anticipated development of the City-owned site as an EOC and fire training facility. The site will serve as a central command and control facility responsible for carrying out the principles of emergency management or disaster management functions.

f) The cost balance (excess of costs or excess of revenue) to the City.

Costs are necessary to develop the site as intended and maintain level of government service.

g) Other Special Factors (1) This component would address special factors that may include, for example, new industry or development uses anticipated in the area(s) or the long term implications that such annexations may have on City affairs or future annexation efforts.

This is a City-owned site and LWDD drainage maintenance parcel that will continue to provide governmental services benefitting the City of Greenacres.