



PALM BEACH
Gardens

Annexation Town Hall Meeting

October 25,
2017

Welcome

Mayor Maria Marino

We want to address your questions!

Rustic Lakes (RL)

Bayhill Estates (BHE)

The Preserve at Bayhill Estates
(PBHE)

Planning and Zoning

Natalie Crowley—Director of
Planning and Zoning

Planning and Zoning

- What is the Annexation Process?
- Who votes and how?
- What is the timetable for this process?
- What is our right to oppose it? is this a voluntary annexation?

(RL)

Planning and Zoning

- What will the impact of annexation be on services provided by your department?

(All Communities)

Planning and Zoning

- The annexation referendum will be on the March 13th ballot. In order to keep our membership up-to-date on impacts of annexation, what type of communication will be made by the city to provide residents with genuine impacts - email, snail mail, more meetings, town hall meeting prior to March to clarify any questions residents may have?

(BHE)

Planning and Zoning

- Will annexation impact our mailing address?
Will we now be PBG vs. WPB? Will our
zip code change? Will we be assigned a
new post office vs. Riviera Beach?

(PBHE)

Planning and Zoning

- Will annexation affect our school zoning?
Will children have to change schools?

(PBHE)

Planning and Zoning

- What kind of marketing will the city do to highlight the benefits of annexation to the entire proposed annexation area, including Rustic Lakes? Will we, as a committee, be provided with advanced notice that information will be provided to our membership?

(BHE)

Planning and Zoning

- There has been talk that while Ancient Tree will definitely be in PBG, the Avenir project may be faltering and possibly be dead in its current location. Is there any foundation to this rumor?

(BHE)

Planning and Zoning

- What does this do to our agricultural zoning? Do we become rural residential? What is the difference between the two?

(RL)

Planning and Zoning

- Can we keep our animals? goats, horses, pigs, etc.
- If current owners sell property after annexation, will the new owner be able to keep animals. Will the new owners be able to subdivide the property to 2.5-acre lots?

(RL)

Planning and Zoning

- Will there be a Review by code of un-permitted items and therefore now residents must get permits or remove unpermitted infrastructure?
- Will the existing storage buildings be allowed to remain after annexation?

(RL)

Planning and Zoning

- Will existing businesses be allowed to remain after annexation?

(RL)

Planning and Zoning/Legal

- There is discussion on the Acreage seeking incorporation as a new municipality.

Does PBG have any insight into the movement to incorporation of the acreage?

(BHE, PBHE)

Concessions

- Are there any concessions available? If others have concessions we don't want what do we have available for the same value?
- What's the timeframe for completion of concessions already offered?
- What concessions have been offered to other communities along Northlake that were annexed like Carleton Oaks done in 2016?

(RL)

Engineering

Todd Engle — City Engineer

Engineering

Will there be any attempt to force residents to get city water and sewer connections? Right now, BHE is serviced by PBC water on a voluntary basis and homes have septic fields for waste treatment.

Who do residents contact if they want central water service?

Cost to update utilities if needed to meet standards of PBG?

(BHE, RL)

Water, Sewer and Fire Flow – No Forced Hookups

Water and Fire Flow Only with Septic

City of

PALM BEACH GARDENS

Dania Drive Improvement



Project Items	Total Project Cost to be divided among 16 parcel owners+ ++	Special Assessment Per Parcel (Owner Pays Through Annual County Tax Bill)	Monthly Service Fee* (Owner Pays to Seacoast)
Water, Fire Protection	\$328,554.00	\$20,534.63 613.60/year 217.80/month	\$20.00/unit
Water, Fire Protection, and Sewer	\$1,058,994.00	\$66,187.13 8443.92/year 703.66/month	\$30.00/unit

To:

City of Palm Beach Gardens
Attn: City Clerk's Office
10500 N. Military Trail
Palm Beach Gardens, FL 33410

*Assume 3,000gal /month water use paid to Seacoast Utility Authority

+Assumes zero easement and/or land acquisition cost

++ Includes water meter and all water and sewer impact fees

All parcel owners will be required to connect from the dwelling units to the water or sewer services which will be installed to the right-of-way in front of each property at the owner's expense

NOTE: Payments above based on 5% interest rate

Water Wells with Septic

Engineering

Will the City take over the roads?

(RL)

Roadway Ownership



Engineering

Will the City require homeowners
concrete their driveways? Some are
asphalt, and some are currently gravel.

(RL)



81st Ct N

81st Ct N

112th Ter N

112th Ter N

Engineering

- Impact of other communities on our drainage – e.g. if Bayhill is having road done as a result of PBG annexing, will roads create more wastewater in our canals?

(RL)

Engineering

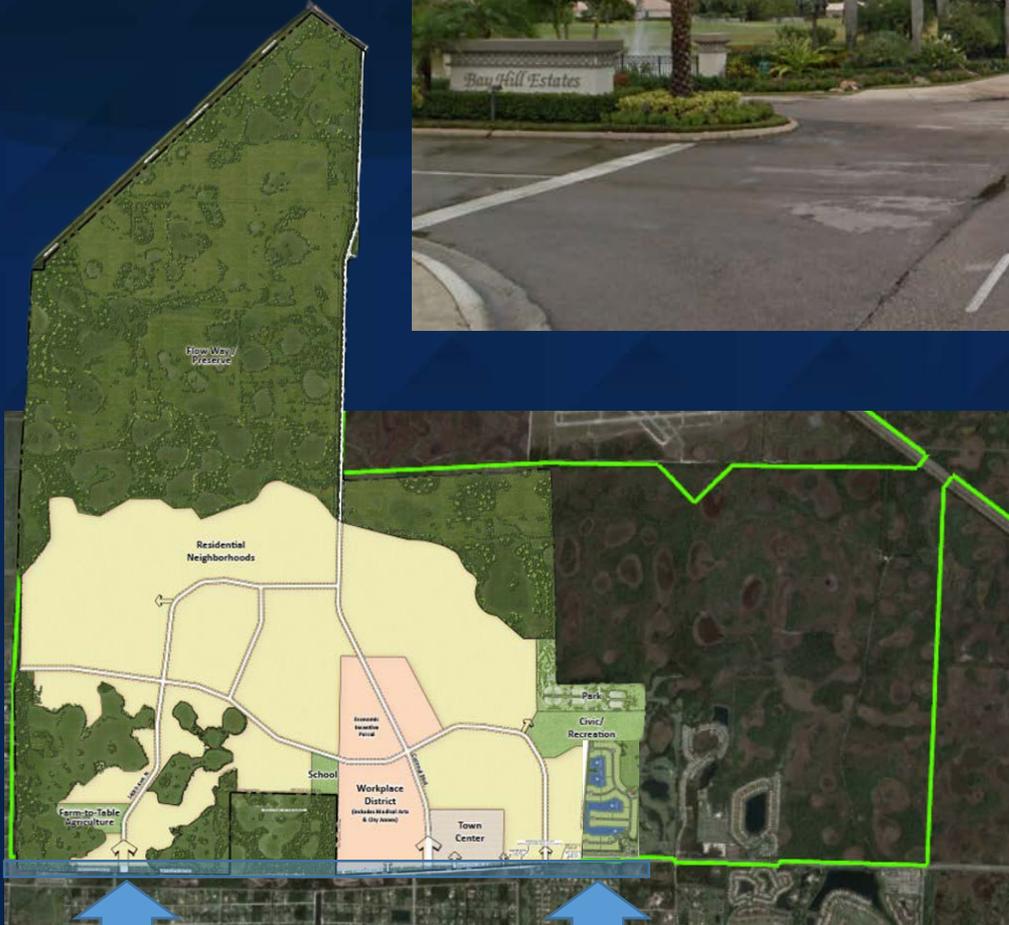
How much input will BHE have in the decision-making process regarding the Northlake widening project, as it will likely force us to redesign our entry?

(BHE)



All additional right of way for the Northlake Blvd improvements will come from the Avenir and Ancient Tree Projects.

All Drainage for the Expanded area to be accepted by Avenir



Engineering

Assuming Avenir will continue moving forward, what is the latest plan on widening Northlake? How will it impact the BHE entry? When will the traffic signal be installed at the Ancient Tree and golf course entrance? Now, that George Webb has retired, have there been any discussions with new traffic engineer that would alter Northlake widening? If so, how?

(BHE)

Traffic signal fully funded @ \$600,000. FY 2018

Warrant Analysis conducted May 2017

Warrant Requirements

- Minimum Vehicular Volume
- Interoperation of Traffic
- Four Hour Vehicular volume
- Peak hour
- Minimum Ped Volumes
- School Crossing
- Coordinated Signal System
- Crash Experience
- Roadway Network
- Near railroad crossing



Engineering/Finance

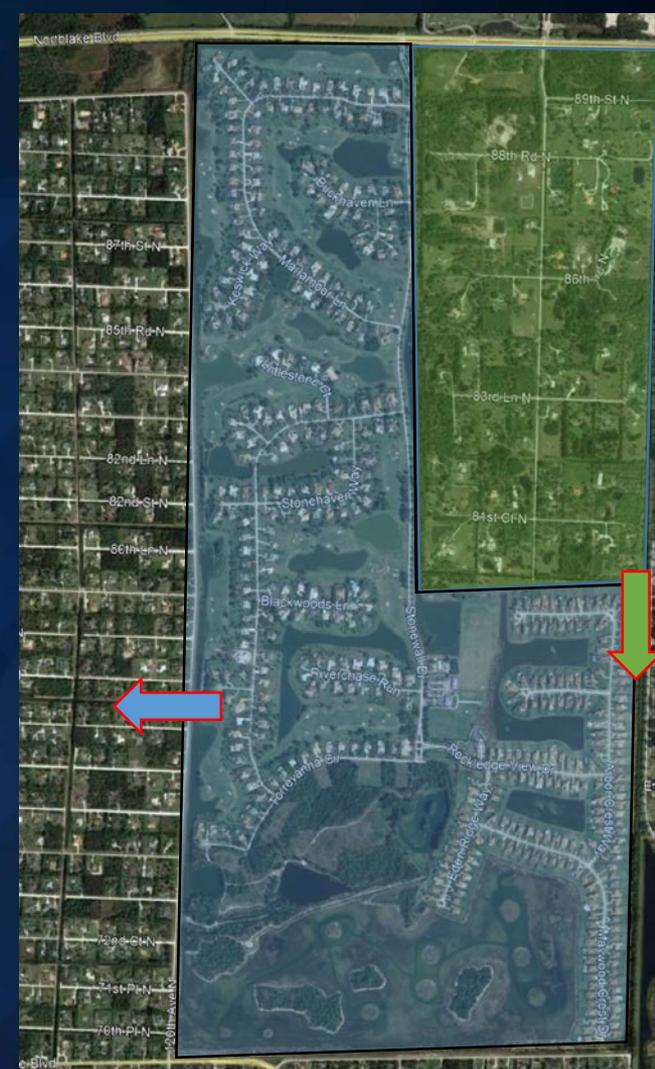
Indian Trail Improvement District collects an assessment from each property owner but provides no services. Will the assessment be reduced by the annexation? If not, will the City fight for the residents to get more value for the money collected?

(RL)



Non Ad Valorem Assessments	
District Name	Tax
INDIAN TRAIL IMPRVMT DIST M1S	\$195.53
SOLID WASTE AUTHORITY OF PBC	\$346.00
Total 2017 Preliminary Non Ad Valorem Taxes \$541.53	

Non Ad Valorem Assessments	
District Name	Tax
INDIAN TRAIL IMPRVMT DIST 2K	\$746.90
SOLID WASTE AUTHORITY OF PBC	\$346.00
Total 2017 Preliminary Non Ad Valorem Taxes \$1,092.90	



Recreation

Laura Schuppert—Recreation
Director

Recreation

What are the benefits of annexation from your department? What discounts can the residents expect when using amenities?

(BHE)

Recreation

What new facilities are planned near us and what is the timing?

(PBHE)

Your Benefits as a Palm Beach Gardens Resident

- Gardens Resident Discount Rates for recreation programs, youth and adult sports, park pavilion or room rentals, leagues, lessons, camps, daily golf rates and packages, tennis memberships, etc. (Average 5% to 75% Savings)
- Newest Trends in parks and facilities-pickleball courts, outdoor fitness equipment around playgrounds, sports turf on athletic fields, etc.
- Opening This Winter



22,000 sq. ft. Clubhouse, Training Center, Lighted Range, Restaurant,
Event Space, along with Social and Public Events.



PALM BEACH
Gardens

Police Department

Chief Stephen Stepp—Police Chief

Police Department

What are the benefits of annexation
from your department?

(BHE)

Protect and Serve Through a Partnership with the Community



Awarded Meritorious Status by the Commission on Accreditation for Law Enforcement Agencies



BE IT HEREBY KNOWN THAT THE

Palm Beach Gardens (Florida) Police Department

having fully demonstrated its voluntary commitment to law enforcement excellence by living up to a body of standards deemed essential to the protection of the life, health and safety and rights of the citizens it serves, and having exemplified the best professional practices in the conduct of its responsibilities for over fifteen years is hereby, upon the recommendation of the Members of the Commission awarded this

CERTIFICATE OF ADVANCED MERITORIOUS ACCREDITATION

effective on the twenty-fifth day of March, 2015
and is recognized as an accredited law enforcement agency for a period of three years.

SEVENTH AWARD

MERITORIOUS

W. R. W. Myer
Chairman



W. Craig Howley
Executive Director

Awarded Excelsior Recognition by the Commission for Florida Law Enforcement Accreditation, Inc.

The Commission for Florida Law Enforcement Accreditation, Inc.

We it hereby know that the

Palm Beach Gardens Police Department

has voluntarily complied with the required standards as set forth by
The Commission for Florida Law Enforcement Accreditation, Inc.,

and is hereby awarded this

Certificate of Reaccreditation

effective on this

24th day of February 2016

and hereby shall be recognized as an accredited agency for a term of three years.

[Signature]
Chairman of the Commission

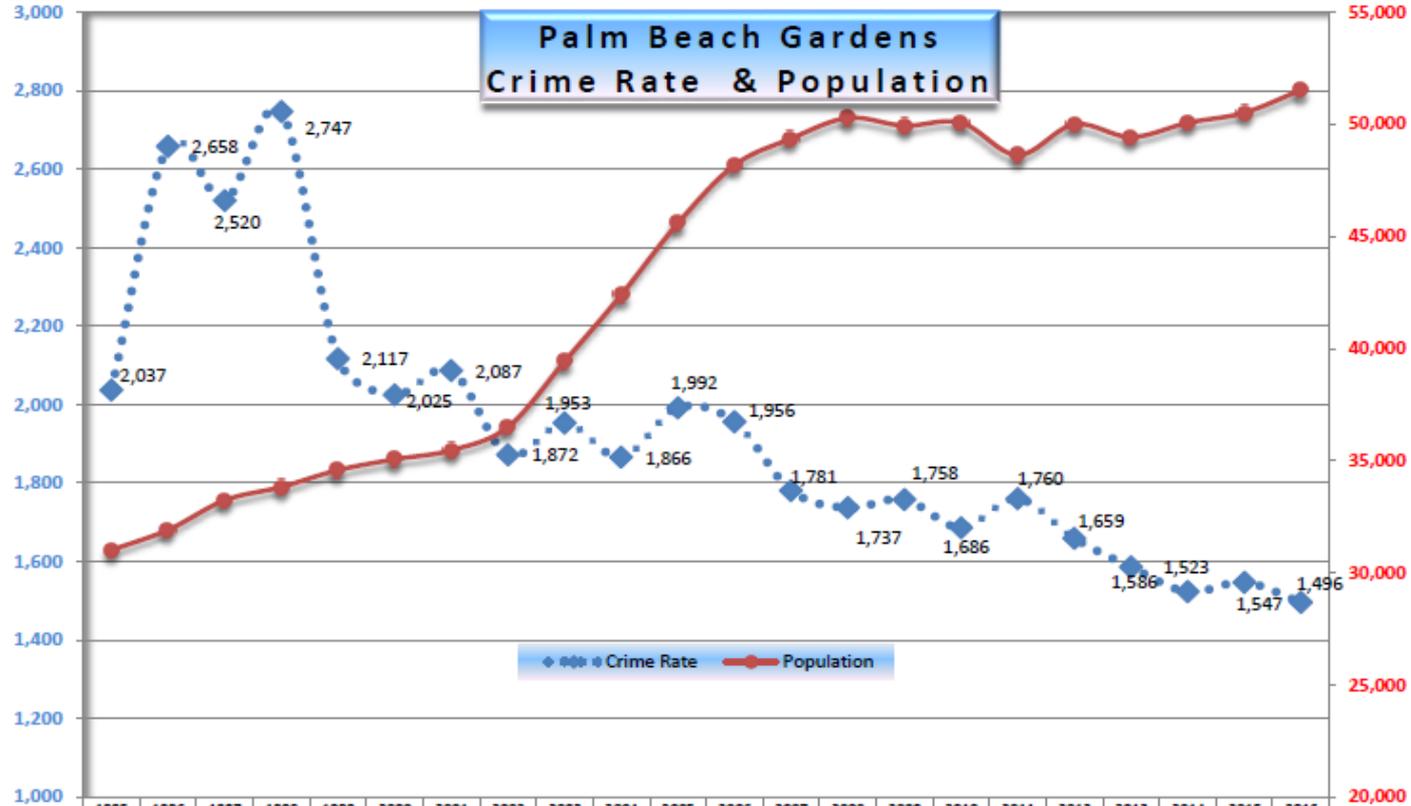


[Signature]
Executive Director

CFA-076 RS

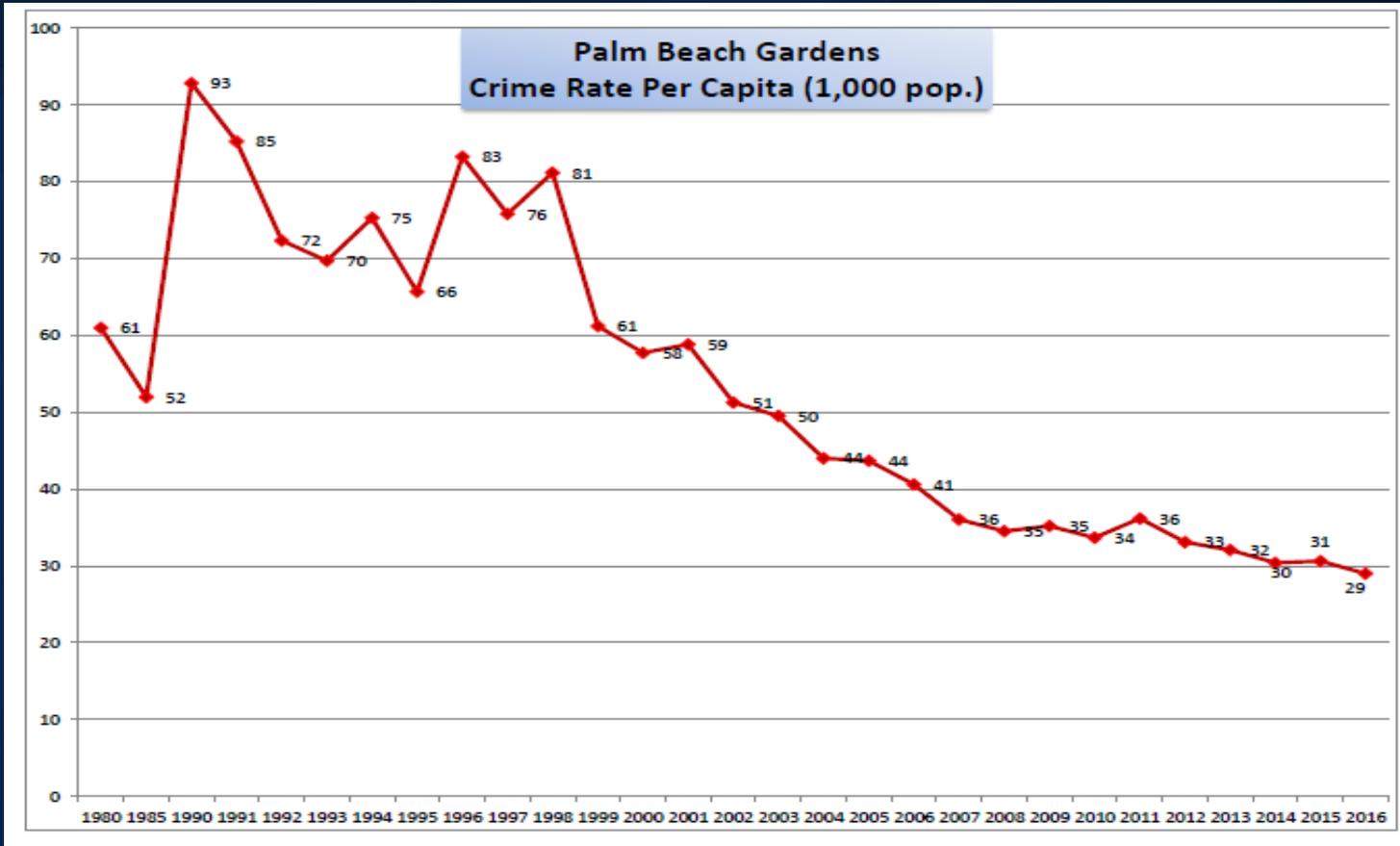
Excelsior Agency

1995 - 2016 Crime v Population



Crime Rate	2,037	2,658	2,520	2,747	2,117	2,025	2,067	1,872	1,953	1,866	1,992	1,956	1,781	1,737	1,758	1,686	1,760	1,659	1,586	1,523	1,547	1,496
Population	31,011	31,909	33,229	33,824	34,577	35,058	35,463	36,498	39,423	42,384	45,584	48,176	49,367	50,282	49,941	50,075	48,630	50,000	49,434	50,067	50,521	51,532

1980 - 2016 Crime Rate per Capita



Police Department

What differences can we expect in response times of emergency services? Particularly prior to new city facilities to be built across from us?

(PBHE)

Fire Department

Chief Keith Bryer—Fire Chief

Fire Department

What are the benefits of annexation
from your department?

(BHE)

Current level of Fire protection for
Bay Hill Estates
&
Rustic Lakes

WEST PALM BEACH 8



PALM BEACH COUNTY 17



- Adaptive staffing

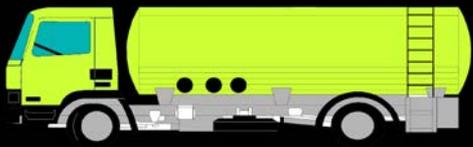
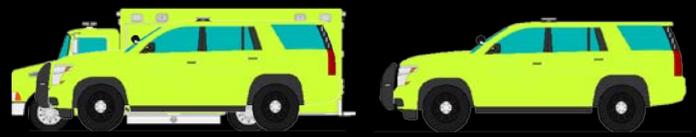
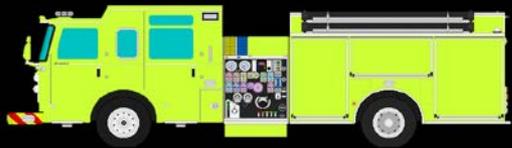
Changes in Level of Service

- Initial staffing of 6 personnel each shift
- Brush truck
- Tender
- More personnel
- More apparatus
- Improved response



Proposed Additional Staffing

- Additional 4 Firefighters
 - Ladder Truck
 - Battalion Chief
- District EMS Captain



Leaders in EMS

BECAUSE TIME MATTERS.



MISSION:
LIFELINE

2017 Mission: Lifeline® EMS Recognition

The American Heart Association proudly recognizes

Palm Beach Gardens Fire Rescue Palm Beach Gardens, FL

Mission: Lifeline® EMS – GOLD PLUS
Achievement Award – EMS Agency

The American Heart Association/American Stroke Association recognizes this EMS provider organization for demonstrating continued success in using the **Mission Lifeline® EMS** program. Thank you for applying the most up-to-date evidence-based treatment guidelines to improve patient care and outcomes in the community you serve.*

Nancy Brown
Chief Executive Officer, American Heart Association

James G. Jollis, MD, FACC
Chair, Mission: Lifeline Advisory Working Group

Steven Houser, MD
2016-2017 American Heart Association President

*For more information, please visit Heart.org/MLQualityAwards.

- Palm Beach Gardens Fire Rescue has some of the best resuscitation rates in the country!
- 2016 - YTD, we resuscitated 45% of our cardiac arrest patients, as compared to the State average of 17%. (18% were neurologically intact-National average is 1-2%)
- First agency in Palm Beach County to implement a Sepsis Alert Protocol
- Our personnel are required to hold more EMS certifications than any other fire rescue agency in Palm Beach County



International Accreditation Center for Public Safety Excellence

A comprehensive self-assessment and quality improvement model that enables organizations to examine past, current, and future service levels and compare them to current research and industry best practices.

This process leads to a more efficient and effective emergency service organization.

Fire Department

What differences can we expect in response times of emergency services? Particularly prior to new city facilities to be built across from us?

(PBHE)

Answer

There will be **NO CHANGE** in your current level of fire protection, as we have automatic aid agreements with both WPBFR and PBCFR.

Finance

Allan Owens—Finance
Administrator

Finance

Impact of real estate taxes - some thought a side by side breakout of line items would be beneficial that would show which items go up, go down, disappear or are additional under the city's tax structure.

(All three communities)

Can you please present an estimated range of an annual tax increase? Can you provide actual data in private sessions at the meeting?

(PBHE)

Cost of Annexation Comparison - Assumptions

Taxes were calculated using a \$450,000 assessed property value with a \$50,000 homestead exemption (\$400,000 taxable value)

Utility tax calculations were based on the following:

- Electricity/Water/Gas - \$3,600 per year

Communication Services Tax was calculated by assuming annual phone and CATV charges of \$3,600.

Cost Comparison

Jurisdiction	City Ad Valorem	Other Ad Valorem	Utility Tax	Communication Service Tax	Solid Waste Collection	Total
P.B. Gardens	\$2,550	\$6,320	\$0	\$126	\$0	\$8,996
Unincorporated	0	7,986	360	188	170	8,704
Increase (Decrease)	\$2,550	(\$1,666)	(\$360)	(\$62)	(\$170)	\$292

Finance

Trash collection fees? Bulk Pickup?

(RL)

Finance

Can PBG provide us with a comparison of tax increases over the past 5 years for PBG, PB County, West Palm Beach and Jupiter? This would help provide a context as to what residents are paying relative to services provided.

(PBHE)

Cost Comparison

City	City Ad Valorem	Other Ad Valorem	Utility Tax	Com. Svc. Tax	Solid Waste Collection	Storm Water	Fire Assessment	Total
P.B. Gardens	1,700	4,403	0	126	0	0	0	6,229
Boca Raton	1,104	4,500	318	195	0	0	125	6,242
Jupiter	804	5,037	191	188	153	55	0	6,428
Royal PB	576	5,440	318	188	107	54	0	6,683
Juno Beach	640	5,473	144	188	133	0	0	6,578
Wellington	729	5,440	240	188	135	230	0	6,962
N. Palm Beach	2,199	4,226	258	188	0	0	0	6,871
Riviera Beach	2,536	4,226	318	188	132	108	0	7,508
West Palm Beach	2,549	4,226	318	195	192	0	25	7,505

Finance

What is the City's ad valorem tax rate including debt reduction? What is the per acre or per unit tax impact?

(RL)

Finance

How likely is the current tax impact to hold in the future? PBG has managed its budget well over the last 5-10 years, but with its aggressive position on broadening its tax base, what safeguards are in place that will prevent increasing the millage to cover expansion or increased services costs?

(BHE)

Finance

Will the annexation make the residents lose their agricultural exemptions on taxes?

If current owners sell property after annexation, will the new owner be able to get agricultural tax exemptions?

(RL)

Finance

Legal authority as a city to commit to guarantees for exemptions we might have such as agricultural?

Are there any other guarantees?

(RL)

Finance

How will annexation impact our home values for both the county assessment as well as increased property values for re-sale?

Property values – said to be increasing, why?
Tax consequence of increased property values needs to be considered. When will this take effect?

(RL)

Finance

Will annexation impact either our home owner's insurance or car insurance rates?

(RL)

Administration

Ron Ferris—City Manager

Administration

How much more influence would Bayhill Estates have by being annexed into PBG on what the county or other governmental entities may attempt to impose on Bayhill Estates?

(BHE)

Administration

What are the chances the city will eventually endorse the extension of SR 7 along the east side of Ibis (the Rangeline corridor)?

(BHE)

Administration/Legal

Have there been other communities attempted to be annexed that have failed and if so why?

Have there been annexations that were successful then later claims brought against PBG?

(RL)

Additional Questions?

Closing

Mayor Maria Marino