

PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS
AGENDA ITEM SUMMARY

Meeting Date: 03/11/2025 [ ] Consent [X] Regular
[ ] Workshop [ ] Public Hearing

Department: Planning, Zoning & Building Department

Submitted By: Planning Division

Submitted For: Planning Division

I. EXECUTIVE BRIEF

Motion and Title: Staff recommends motion to approve: An Interlocal Agreement (ILA) with the City of Belle Glade (City) providing for the annexation of an enclave, known as the South Main Street enclave generally located on the West side of S. Main Street, east of State Road 715.

Summary: The City has proposed the voluntary annexation of parcels within an existing enclave. After reviewing the proposed voluntary annexation, City and County staff agreed to enter into an interlocal agreement for the annexation of the remainder of the enclave. The City adopted an interlocal agreement on January 27, 2025, for the annexation of the enclave consisting of six parcels totaling 9.58 acres, identified in Exhibit A of the Interlocal Agreement. The proposed annexation was processed through the County's reviewing departments, including Fire Rescue; Engineering; Planning, Zoning & Building; Environmental Resources Management; Parks and Recreation; Water Utilities; County Attorney; Property and Real Estate Management; Sheriff's Office; and the Office of Financial Management and Budget. The City provided written notice to all owners of real property located within the enclave. The proposed annexation meets the requirements of Chapter 171, Florida Statutes, and is consistent with the Intergovernmental Coordination Element of the County's Comprehensive Plan. District 6 (DL)

Background and Policy Issues: Chapter 171, Florida Statutes, allows for annexation of enclaves of less than 110 acres through an Interlocal Agreement between the annexing municipality and the County. This annexation area meets the requirements of Chapter 171.046, Florida Statutes, for annexation by Interlocal Agreement, as it is less than 110 acres in size, and consists of developed properties. The annexation area also meets the definition of enclave as it is an unincorporated improved or developed area that is enclosed within and bounded by a single municipality. By Resolution No. 2025-3960 adopted on January 27, 2025, the City has agreed to the Interlocal Agreement for the annexation of the enclave. The proposed annexation is located within the City's Future Annexation Area, and it is consistent with the Intergovernmental Coordination Element, Objective 1.4, of the County's Comprehensive Plan, which encourages the elimination of enclaves.

Attachments: 1. City of Belle Glade Resolution
2. Interlocal Agreement with Exhibits

Recommended By: Whitney Carrol
Department Director Date

Approved By: [Signature]
Deputy County Administrator Date 2/14/25

**II. FISCAL IMPACT ANALYSIS**

**A. Five Year Summary of Fiscal Impact:**

Fiscal Years	2025	2026	2027	2028	2029
Capital Expenditures	-0-	-0-	-0-	-0-	-0-
Operating Costs	-0-	-0-	-0-	-0-	-0-
External Revenues	-0-	-0-	-0-	-0-	-0-
Program Income (County)	-0-	-0-	-0-	-0-	-0-
In-Kind Match (County)	-0-	-0-	-0-	-0-	-0-
<b>NET FISCAL IMPACT</b>	* -0-	-0-	-0-	-0-	-0-
#ADDITIONAL FTE	-0-	-0-	-0-	-0-	-0-
POSITIONS (CUMULATIVE)	-0-	-0-	-0-	-0-	-0-

Is Item Included in Current Budget?    Yes\_\_\_    No X  
 Is this item using Federal Funds?        Yes\_\_\_    No X  
 Is this item using State Funds?            Yes\_\_\_    No X

**Budget Account No:**

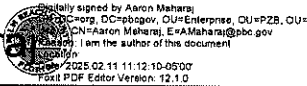
Fund                    Agency                    Organization                    Object

**B. Recommended Sources of Funds/Summary of Fiscal Impact:**

\*There is no fiscal impact with this annexation. PBC Fire Rescue will continue to provide service.

**C. Departmental Fiscal Review:**

Aaron Maharaj



**III. REVIEW COMMENTS:**

**A. OFMB Fiscal and/or Contract Dev. and Control Comments:**

*[Signature]*  
 OFMB  
 MD 2/11

*[Signature]*  
 Contract Dev. & Control  
 26, 2/12/25

**B. Legal Sufficiency**

*[Signature]*  
 Assistant County Attorney

**C. Other Department Review**

\_\_\_\_\_  
 Department Director

(THIS SUMMARY IS NOT TO BE USED AS A BASIS FOR PAYMENT.)

RESOLUTION NO. 2025-3960

**A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF BELLE GLADE, FLORIDA, AUTHORIZING THE EXECUTION OF AN INTERLOCAL AGREEMENT BETWEEN THE CITY OF BELLE GLADE AND PALM BEACH COUNTY PURSUANT TO SECTION 171.046, FLORIDA STATUTES, PROVIDING FOR THE ANNEXATION OF AN ENCLAVE TOTALING APPROXIMATELY 9.54 ACRES LOCATED AT 1290 SOUTH MAIN STREET, 1650 SOUTH MAIN STREET, 1360 SOUTH MAIN STREET, STATE ROAD 80, AND SOUTH MAIN STREET; PROVIDING FOR TRANSMITTAL TO THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR SUBSEQUENT ACTION; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the City of Belle Glade, Florida, ("City") is a duly constituted municipality having such power and authority conferred upon it by the Florida Constitution and Chapter 166, Florida Statutes; and

**WHEREAS**, section 171.046, Florida Statutes, provides for annexation of certain enclaves into a municipality by entering into an interlocal agreement between the municipality and the county having jurisdiction over such enclaves; and

**WHEREAS**, section 171.046, Florida Statutes, limits annexation by Interlocal Agreement to enclaves of one hundred and ten (110) acres or less in size; and

**WHEREAS**, section 171.031(5)(a) and (b), Florida Statutes, defines enclaves as developed or improved property enclosed within and bounded on all sides by a single municipality, or enclosed within and bounded by a single municipality and a natural or manmade obstacle that allows passage of vehicular traffic to that unincorporated area only through the municipality; and

**WHEREAS**, the City and Palm Beach County ("County") desire to enter into an Interlocal Agreement, attached hereto as **Exhibit A** and made a part hereof, to annex into the City six parcels of property totaling approximately 9.54 acres; and

**WHEREAS**, it has been determined by the City and County that the parcels to be annexed via the Interlocal Agreement meet the requirements set out in sections 171.031(13)(a) and (b) and 171.046, Florida Statutes, as such enclave is developed or is improved, is one hundred and ten (110) acres or less in size, and is completely surrounded by the City or is surrounded by the City and a natural or manmade obstacle that allows passage of vehicular traffic to the enclave only through the City; and

**WHEREAS**, the parcels to be annexed by the Interlocal Agreement are within the future annexation area of the City as set forth in the City's Comprehensive Plan; and

**WHEREAS**, the City Commission has determined that the proposed annexation of the subject parcels is in the best interest of the citizens of the City and is in accordance with State and local law.

**NOW, THEREFORE, BE IT RESOLVED** by the City Commission of the City of Belle Glade, Florida, that:

**Section 1.** The recitals above are hereby incorporated herein by reference as if set forth in full.

**Section 2.** The Mayor is hereby directed and authorized to execute the Interlocal Agreement, attached hereto as **Exhibit A** and made a part hereof, and to do all things necessary to effectuate the terms of the Interlocal Agreement. The City Manager and City Attorney are hereby authorized to make any non-substantive changes to the Interlocal Agreement necessary to effect the terms authorized herein.

**Section 3.** Upon execution of the Interlocal Agreement, the City Clerk is hereby directed and authorized to transmit sufficient copies of the same to the appropriate County officials for the County's consideration and execution.

**Section 4.** This Resolution shall become effective immediately upon its passage and adoption.

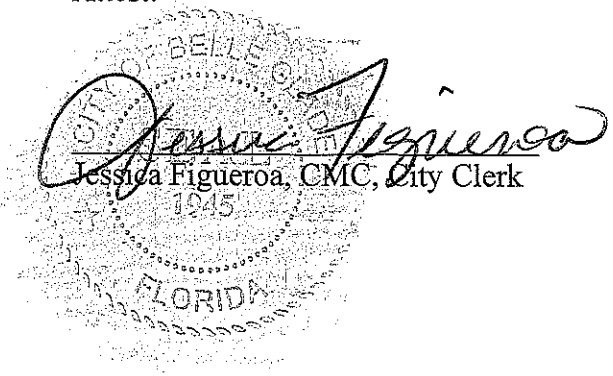
DONE AND RESOLVED at Regular session of the City Commission of the City of Belle Glade, Florida, held on the 27 day of January 2025.

	AYE	NAY	
Mayor Wilson	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>Stan B. Wilson</u>
Vice Mayor Almazan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>[Signature]</u>
Commissioner Collins	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>[Signature]</u>
Commissioner Rease	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>[Signature]</u>

(MUNICIPAL SEAL)

Attest:

Approved as to Form and  
Legal Sufficiency:



[Signature]  
Glen J. Torcivia, City Attorney

**INTERLOCAL AGREEMENT**

**THIS INTERLOCAL AGREEMENT** is made on this \_\_\_\_\_ day of \_\_\_\_\_, 2024 between the CITY OF BELLE GLADE, a municipal corporation located in Palm beach County, Florida, hereinafter referred to as "City," and PALM BEACH COUNTY, a political subdivision of the State of Florida, hereinafter referred to as "County," each entity constituting a "public agency" as defined in Part 1, Chapter 163, Florida Statutes (2024).

**WHEREAS**, Section 163.01, Florida Statutes (2024), known as the "Florida Interlocal Cooperation Act of 1969," as amended, authorizes local governments to make the most efficient use of their powers by enabling them to cooperate with other localities on a basis of mutual advantage, and to thereby provide services and facilities which will harmonize geographic, economic, population and other factors influencing the needs and development of local communities; and

**WHEREAS**, the "Florida Interlocal Cooperation Act of 1969" permits public agencies as defined herein to enter into interlocal agreements with each other to jointly exercise any power, privilege, or authority which such agencies share in common and which each might exercise separately; and

**WHEREAS**, Section 171.046, Florida Statutes (2024), provides for annexation of certain enclaves by entering into an interlocal agreement between the municipality and the county having jurisdiction over such enclave; and

**WHEREAS**, Section 171.046, Florida Statutes (2024), limits annexation by interlocal agreement to enclaves of 110 acres or less in size; and

**WHEREAS**, Section 171.031(5)(a) and (b), Florida Statutes (2024), defines enclaves as developed or improved property bounded on all sides by a single municipality, or bounded by a single municipality and by a natural or manmade obstacle that allows passage of vehicular traffic to that incorporated area only through the municipality; and

**WHEREAS**, the County and the City have determined that it is appropriate and will promote efficient provision of governmental services for the City to annex certain enclaves; and

**WHEREAS**, it has been determined by the City and by the County that the parcels to be annexed via this interlocal Agreement meet the requirements set out in Section 171.031(5)(a) and (b) and 171.046, Florida Statutes (2024), as such enclaves are developed or are improved, are 110 acres or less in size, and are completely surrounded by the City or are surrounded by the City and a natural or manmade obstacle that allows passage of vehicular traffic to the enclaves only through the City; and

**WHEREAS**, the enclave to be annexed is identified as a City of Belle Glade future annexation area on the Palm Beach County Municipal Future Annexation Areas map dated September 1, 2020; and

**WHEREAS**, the County and the City agree that the parcels to be annexed via this Interlocal Agreement are subject to the Land Use Atlas of the Palm Beach County Comprehensive Plan and County zoning and subdivision regulations until the City adopts a comprehensive plan amendment to include the parcels to be annexed into the comprehensive plan; and

**NOW, THEREFORE**, in consideration of the mutual representations, terms, and covenants hereinafter set forth, the parties hereby agree as follows:

Section 1. Purpose

The purpose of the Agreement is to allow annexation by the City of Belle Glade of certain unincorporated enclaves which are identified in Exhibit "A" attached hereto and made a part hereof:

Section 2. Definitions

The following definitions shall apply to this Agreement:

1. The term "enclave" shall be defined as set forth in Section 171.031(5)(a) and (b), Florida Statutes (2024).
2. "Act" means Part 1 of Chapter 163, Florida Statutes (2024).
3. "Agreement" means this Interlocal Agreement, including any amendments or supplements hereto, executed and delivered in accordance with the terms hereof.

Section 3. Annexation

The unincorporated enclaves identified in Exhibit "A", which is attached hereto and made a part hereof, are hereby annexed into and are included in the corporate boundaries of the City of Belle Glade.

Section 4. Effective Date

This agreement shall take effect upon execution by both parties.

Section 5. Filing

Upon execution by both parties, a certified copy of this agreement shall be filed with the Clerk of Circuit Court in and for Palm Beach County.

Section 6. Notification

The City hereby acknowledges that it has provided written notice to all owners of real property located in the enclave identified in Exhibit "A" whose names and addresses are known by reference to the latest published ad valorem tax records of the Palm Beach County Property Appraiser. The written notice described the purpose of the Interlocal Agreement and stated the date, time, and place of the meeting of the City Commission of the City of Belle Glade where this Interlocal Agreement is to be considered for adoption. The written notice also indicated the name and telephone number of the Palm Beach County staff person to contact regarding the date, time and place when the Board of County Commissioners is to consider the adoption of this Interlocal Agreement.

Section 7. Captions

The captions and section designations herein set forth are for convenience only and shall have no substantive meaning.

Section 8. Severability

In the event any section, paragraph, sentence, clause, or provision hereof is held by a court of competent jurisdiction to be invalid, such shall not affect the remaining portions of this Agreement, and the same shall remain in full force and effect.

Section 9. Entire Agreement & Counterparts

This Agreement represents the entire understanding between the parties, concerning the subject, and supersedes all other negotiations, representation, or agreements, either written or oral, relating to this Agreement. This Agreement may be executed in two or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

[Remainder of Page Intentionally Left Blank]



(Seal)

By: Jessica Figueroa  
Jessica Figueroa, CMC, City Clerk

CITY OF BELLE GLADE

By: Steve Wilson  
Steve Wilson, Mayor

Approved as to Form and Legal Sufficiency

By: Glen J. Torcivia  
Glen J. Torcivia, City Attorney

ATTEST

PALM BEACH COUNTY, FLORIDA, BY ITS  
BOARD OF COUNTY COMMISSIONERS

By: \_\_\_\_\_  
Deputy Clerk

By: \_\_\_\_\_  
Maria G. Marino, Mayor

APPROVED AS TO FORM AND  
LEGAL SUFFICIENCY

By: Darren Leiser  
Darren Leiser  
Assistant County Attorney

APPROVED AS TO TERMS AND  
CONDITIONS

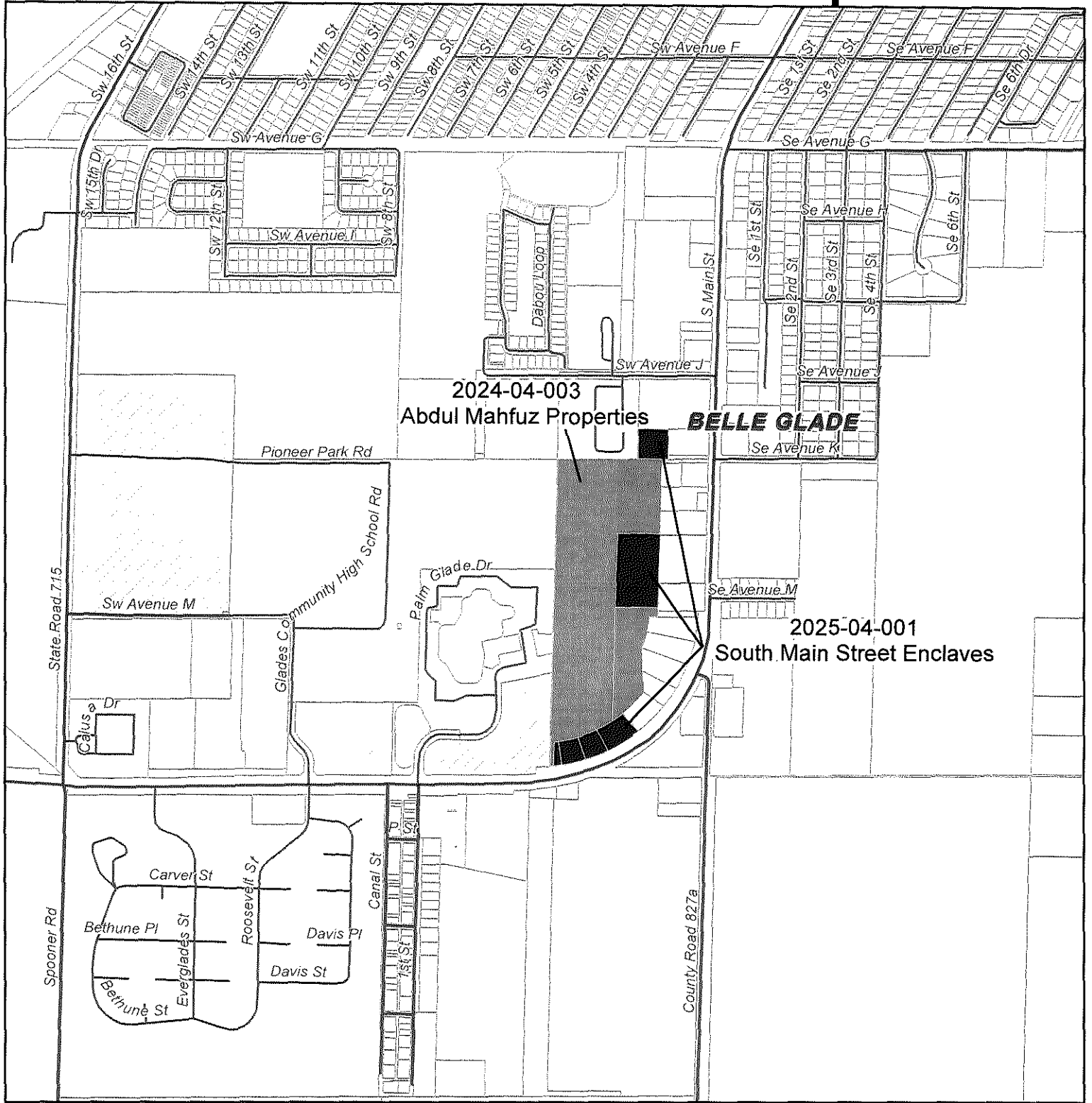
By: Whitney Carr  
Whitney Carr, Esq. Executive Director  
Planning, Zoning & Building



**Exhibit A  
Parcels within Enclave**

PCN	Address	Legal Description	Owner	Acres	Assessed Value (2024)	PBC Land Use	PBC Zoning	Proposed Land Use	Proposed zoning
00-37-44-06-00-000-5240	1290 S Main St.	6-44-37, S 618.79 FT OF NLY 1237.43 FT OF WLY 351.98 FT OF E 811.65 FT OF E 1/2 OF SE 1/4 IN OR29639P1389	1006 S Main Street LLC	5.0	\$65,995	HR-12	AR	Com.	B-2
00-37-44-06-00-000-5200	1650 S Main St.	6-44-37, TH PT OF SE 1/4 OF SE 1/4 IN OR840P676 N & W OF CROSS ST HWY	New Birth Baptist Church Cathedral of Faith International Inc.	1.25	\$380,065	HR-12	AR	Inst.	B-2
00-37-44-06-00-000-5161	1360 S Main St.	6-44-37, TH PT OF SE 1/4 OF SE 1/4 IN OR835P322 N & W OF CROSS ST HWY	Lidia Leon	0.85	\$85,210	CH/8	CG	Ind.	I-2
00-37-44-06-00-000-5170	1360 S Main St.	6-44-37, TH PT OF SE 1/4 OF SE 1/4 IN OR970P401 N & W OF CROSS ST HWY	Lidia Leon	0.78	\$97,057	HR-12	AR	Ind.	I-2
00-37-44-06-00-000-5060	State Road 80	6-44-37, BEGIN AT SW COR OF E 1/4 OF SEC, RUN N 91 FT, TH ALG A CURVE WITH A RADIUS OF 1332.69 FT & WHOSE CHORD BEARS N 81 DEG 43 MIN E 30 FT TO POB, CONT ALG CURVE 71.32 FT, TH N 10 DEG 27 MIN W 200 FT, TH SWLY ALG CURVED LI 33.23 FT WHOSE RADIUS IS 1132.69 FT, THS 0 DEG 3 MIN E 200 FT TO POB	Lidia Leon	0.23	\$20,877	HR-12	AR	Ind.	I-2
00-37-44-06-00-000-1030	S Main St.	6-44-37, W 249 FT OF E 660 FT OF S 250 FT OF SE 1/4 OF SE 1/4 OF NE 1/4	BW Belle Glade LLC	1.43	\$20,163	HR-12	AR	Com.	B-2

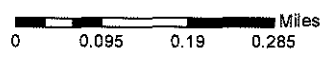
# Annexation Location Map



Proposed Voluntary Annexation	Water	<b>Right-of-Way Maintenance</b>	
Enclave Interlocal Annexation	PBC Owned	<b>County ROW Maintenance</b>	<b>Other ROW Maintenance</b>
Municipalities		County Maintained	State Maintained
		Courtesy Maintained	Other

Updated: 10/30/2024  
 Contact: Nicole Deisoin  
 Filename: N:\DivProj\Annex\FY2024

Note: Map is not official, for informational purposes only  
 Source: ROW Maintenance Data PBC Engineering  
 Dept 2015 GISPROD SDE GEODATA.CENTERLINE\_LN



**Planning, Zoning & Building**  
 2300 N. Jog Rd.  
 West Palm Beach, FL 33411  
 Phone (561) 233-5300

