

Annexation Petition Summary



Municipality	Palm Beach Gardens	Fiscal Year 2018
Annexation Name	BayHill Estates ThePreserve RusticLakes	Status Adopted
Annexation ID	2018-52-001	
Acres	1,327.03	
Location	South side of Northlake Blvd, north side of Orange Blvd, east side of 120th Ave N	
First Reading	12/7/2017	Second Reading 1/4/2018
Type	Referendum	Auto Id Number 1089
Intake Date	11/15/2017	Petition Number 2006-529; 2007-94; 1
Existing Use	Res. Single Family, Vacant	
County FLU	Rural Residential 5/2.5 (RR-5;RR-2.5); Com.Low(CL)	
County Zoning	Residential Estate (RE), Agricultural Resid. (AR)	
Proposed Use	Not Available	
Proposed FLU	Not Available	
Proposed Zoning	Not Available	
Commissioner	Melissa McKinlay	District 6
Adoption Date	1/4/2018	Completed? ☐
Ordinance Number	24, 2017	Objections? ☐

00414214000005010

00414214000005020

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00414214070000010

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00414214070000090

Comments

The referendum was approved for annexation on March 13, 2018. The annexation is effective on March 23, 2018 (10 days after approval of the referendum).



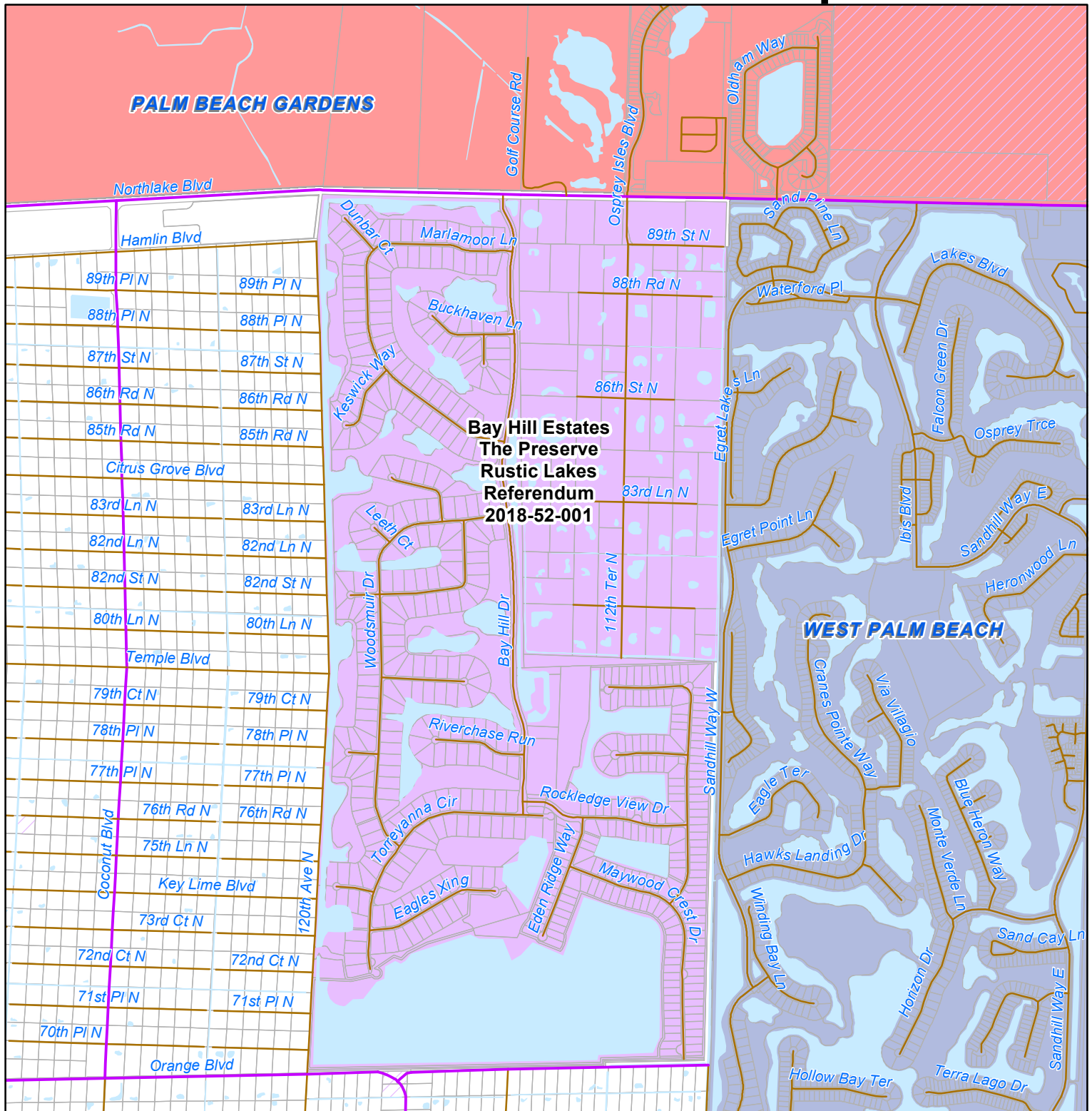
Annexation Petition Summary

00414214070000100	00414214070000750	00414214070000140
	00414214070000760	00414214070000150
00414214070000620	00414214070000770	00414214070000160
00414214070000630	00414214070000780	00414214070000170
00414214070000650	00414214070000790	00414214070000180
00414214070000660	00414214070000800	00414214070000190
00414214070000670	00414214070000810	00414214070000200
00414214070000680	00414214070000820	00414214070000210
00414214070000690	00414214070000830	00414214070000220
00414214070000700	00414214070000840	00414214070000230
00414214070000710	00414214070000850	00414214070000240
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00414214070000390	00414214070000830	00414214070001270
00414214070000400	00414214070000840	00414214070001280
00414214070000410	00414214070000850	00414214070001290
00414214070000420	00414214070000860	00414214070001300
00414214070000430	00414214070000870	00414214070001310
00414214070000440	00414214070000880	00414214070001320
00414214070000450	00414214070000890	00414214070001340
00414214070000460	00414214070000900	00414214070001350
00414214070000470	00414214070000910	00414214070001360
00414214070000480	00414214070000920	00414214070001370
00414214070000490	00414214070000930	00414214070001380
00414214070000500	00414214070000940	00414214070001390
00414214070000510	00414214070000950	00414214070001400
00414214070000520	00414214070000960	00414214070001410
00414214070000530	00414214070000970	00414214070001420
00414214070000540	00414214070000980	00414214070001430
00414214070000550	00414214070000990	00414214070001440
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00414214070000600	00414214070001040	00414214070001490
00414214070000610	00414214070001050	00414214070001500
00414214070000620	00414214070001060	00414214070001510
00414214070000630	00414214070001070	00414214070001520
00414214070000640	00414214070001080	00414214070001530
00414214070000650	00414214070001090	00414214070001540
00414214070000660	00414214070001100	00414214070001550
00414214070000670	00414214070001110	00414214070001560
00414214070000680	00414214070001120	00414214070001570
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Annexation Location Map



Proposed Annexation

Water

Municipalities

PBC Owned Parcels

Right-of-Way Maintenance

County ROW Maintenance

County Maintained

Courtesy Maintained

Other ROW Maintenance

State Maintained

Other

Updated: 11/21/2017
Contact: Nicole Delson
Filename: N:\DivProj\Annex\FY2017

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

400 0 400 800 Feet



**Planning, Zoning
& Building**

2300 N. Jog Rd.
West Palm Beach, FL 33411
Phone (561) 233-5300



ORDINANCE 24, 2017

1
2
3
4 AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PALM
5 BEACH GARDENS, FLORIDA, ANNEXING A CONTIGUOUS AND
6 COMPACT AREA OF UNINCORPORATED REAL PROPERTY
7 COMPRISING A TOTAL OF 1,371 ACRES, MORE OR LESS,
8 COMMONLY KNOWN AS "BAY HILL ESTATES, THE PRESERVE
9 AT BAY HILL ESTATES, AND RUSTIC LAKES" IN ACCORDANCE
10 WITH SECTION 171.0413, FLORIDA STATUTES, SUCH PARCELS
11 BEING GENERALLY LOCATED ON THE SOUTH SIDE OF
12 NORTHLAKE BOULEVARD AND ADJACENT TO THE IBIS GOLF
13 AND COUNTRY CLUB, AS MORE PARTICULARLY DESCRIBED
14 HEREIN; AMENDING ARTICLE II OF THE CITY CHARTER TO
15 REDEFINE THE CORPORATE LIMITS PURSUANT TO
16 INVOLUNTARY ANNEXATION; CALLING A REFERENDUM ON
17 THE QUESTION OF ANNEXATION FOR THE REGISTERED
18 ELECTORS WITHIN THE PROPERTY PROPOSED FOR
19 ANNEXATION; PROVIDING FOR TRANSMITTAL TO THE
20 FLORIDA DEPARTMENT OF STATE, THE FLORIDA
21 GOVERNOR'S OFFICE, AND PALM BEACH COUNTY; PROVIDING
22 A CONFLICTS CLAUSE, A SEVERABILITY CLAUSE, AND
23 AUTHORITY TO CODIFY; PROVIDING AN EFFECTIVE DATE; AND
24 FOR OTHER PURPOSES.
25
26

27 **WHEREAS**, in accordance with Section 171.0413, *Florida Statutes*, the City
28 Council seeks to annex an area of contiguous, compact, unincorporated territory,
29 commonly known as "Bay Hill Estates, the Preserve at Bay Hill Estates, and Rustic
30 Lakes", as more particularly described in Exhibit "A", attached hereto; and
31

32 **WHEREAS**, the City has prepared and filed with the Board of Commissioners of
33 Palm Beach County an Urban Services Report setting forth its plans to provide municipal
34 services to the real property; and
35

36 **WHEREAS**, the City Council determines that annexation of the real property shall
37 not create any enclaves and that the City can effectively provide police, fire, and other
38 municipal services to the real property in compliance with Chapter 171, *Florida Statutes*;
39 and
40

41 **WHEREAS**, the City Council deems approval of this Ordinance to be in the best
42 interest of the health, safety, and welfare of the residents and citizens of the City of Palm
43 Beach Gardens and the public at large.
44
45
46

1 **NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY**
2 **OF PALM BEACH GARDENS, FLORIDA, that:**

3
4 **SECTION 1.** The foregoing recitals are hereby affirmed and ratified.

5
6 **SECTION 2.** The City Council hereby annexes into the City of Palm Beach
7 Gardens an area of contiguous, compact, unincorporated territory commonly known as
8 "Bay Hill Estates, the Preserve at Bay Hill Estates, and Rustic Lakes" (hereinafter
9 "Property"), as more particularly described in Exhibit "A", attached hereto.

10
11 **SECTION 3.** The boundaries of the City of Palm Beach Gardens, Florida, are
12 hereby redefined and shall include the above-described real property, and the Property
13 is hereby declared to be within the City's corporate limits.

14
15 **SECTION 4.** Article II of the Charter of the City of Palm Beach Gardens, Florida,
16 which contains the legal description of the City's incorporated municipal boundaries, is
17 hereby redefined to include the above-described real property, that portion of the entire
18 Northlake Boulevard right-of-way immediately adjacent to the annexed parcel, and the
19 portion of the canal right-of-way immediately adjacent to the annexed parcel on the south
20 east corner; and the property is hereby declared to be within the City's corporate limits.
21 A certified copy of this Ordinance shall be filed as a revision of the City Charter with the
22 Department of State of the State of Florida within 30 days from the effective date of this
23 Ordinance in accordance with Sections 166.031(3) and 171.091, *Florida Statutes*.

24
25 **SECTION 5.** The annexation of the Property shall not take effect unless and until
26 the annexation is submitted to a vote of the registered voters of the Properties at the
27 general election to be held on March 13, 2018, described in Exhibit "B", attached hereto.

28
29 **SECTION 6.** In accordance with Sections 101.161 and 171.0413(e), *Florida*
30 *Statutes*, the title of the ballot, explanatory statement, and ballot question shall read as
31 follows:

32
33 **REFERENDUM APPROVAL OF ORDINANCE 24, 2017 OF THE CITY OF PALM**
34 **BEACH GARDENS**

35
36 **ORDINANCE 24, 2017 ANNEXES AN AREA OF CONTIGUOUS, COMPACT,**
37 **UNINCORPORATED TERRITORY COMMONLY KNOWN AS BAY HILL**
38 **ESTATES, THE PRESERVE AT BAY HILL ESTATES, AND RUSTIC LAKES**
39 **INTO THE CORPORATE LIMITS OF THE CITY OF PALM BEACH GARDENS.**

40
41 **_____ FOR ANNEXATION OF PROPERTY DESCRIBED IN ORDINANCE 24,**
42 **2017 OF THE CITY OF PALM BEACH GARDENS.**

43
44 **_____ AGAINST ANNEXATION OF PROPERTY DESCRIBED IN ORDINANCE**
45 **24, 2017 OF THE CITY OF PALM BEACH GARDENS.**
46

1 **SECTION 7.** City staff is hereby authorized and directed to advertise the
2 referendum on annexation in accordance with all City and statutory requirements.
3

4 **SECTION 8.** The City's Director of Planning and Zoning is hereby directed to
5 ensure that this Ordinance and all other necessary documents are forwarded to the Florida
6 Department of State and other agencies in accordance with Section 171.091, *Florida*
7 *Statutes*.
8

9 **SECTION 9.** All ordinances or parts of ordinances in conflict be and the same are
10 hereby repealed.
11

12 **SECTION 10.** Should any section or provision of this Ordinance or any portion
13 thereof, any paragraph, sentence, or word be declared by a court of competent jurisdiction
14 to be invalid, such decision shall not affect the validity of the remainder of this Ordinance.
15

16 **SECTION 11.** This Ordinance shall become effective ten days after approval by
17 referendum vote in favor of annexation by the registered electors of the Property. If there
18 is a majority vote against annexation, this Ordinance shall not become effective.
19

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21 (The remainder of this page intentionally left blank)
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PASSED this 7th day of December, 2017, upon first reading.

PASSED AND ADOPTED this 4th day of January, 2018, upon second and final reading.

CITY OF PALM BEACH GARDENS

FOR

AGAINST

ABSENT

BY:

Maria G. Marino
Maria G. Marino, Mayor

✓

Mark T. Marciano
Mark T. Marciano, Vice Mayor

✓

Carl W. Woods
Carl Woods, Councilmember

✓

Matthew Jay Lane
Matthew Jay Lane, Councilmember

✓

Rachelle A. Litt
Rachelle A. Litt, Councilmember

✓

ATTEST:

BY:

Patricia Snider
Patricia Snider, CMC, City Clerk

I, Patricia Snider City Clerk
of the City of Palm Beach Gardens
do hereby certify that this is a true copy
as taken from the Official records of the
City of Palm Beach Gardens.

City Clerk:

Date:

Patricia Snider
3-14-18

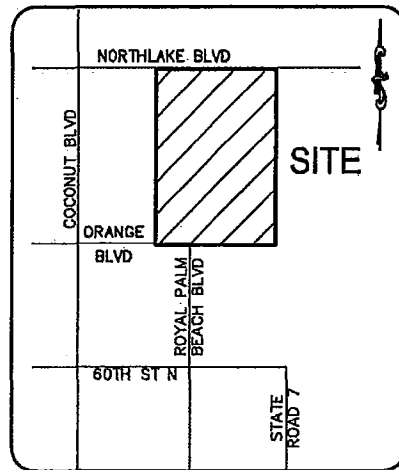
APPROVED AS TO FORM AND
LEGAL SUFFICIENCY

BY:

R. Max Lohman
R. Max Lohman, City Attorney

EXHIBIT "A"

SKETCH OF DESCRIPTION
THIS IS NOT A SURVEY
 NOT VALID WITHOUT ACCOMPANYING SHEETS 2, 3 AND 4



LOCATION MAP
 N.T.S.

DESCRIPTION:

A PARCEL OF LAND SITUATED IN SECTIONS 14, 23 AND 26, TOWNSHIP 42 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING ALL OF BAYHILL ESTATES P.U.D., ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 110, PAGES 16 THROUGH 30 INCLUSIVE; STONEWAL ESTATES P.U.D. PLAT NO. 3A THEREOF, RECORDED IN PLAT BOOK 105, PAGES 57 THROUGH 59 INCLUSIVE AND STONEWAL ESTATES P.U.D. THEREOF, RECORDED IN PLAT BOOK 46, PAGES 12 THROUGH 17 INCLUSIVE, AND KRAMERS UNRECORDED PLAT OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID PLAT OF BAYHILL ESTATES P.U.D., THENCE ALONG THE SOUTHERLY LINE OF SAID PLAT THE FOLLOWING FOUR COURSES; S88°51'11"W A DISTANCE OF 1311.28 FEET; THENCE S01°22'51"W A DISTANCE OF 60.06 FEET; THENCE S88°51'11"W A DISTANCE OF 3859.78 FEET; THENCE N44°01'19"W A DISTANCE OF 26.80 FEET TO A POINT ON THE WESTERLY LINE OF SAID SECTION 26, THENCE ALONG SAID WESTERLY SECTION LINE N03°07'22"E A DISTANCE OF 5190.72 FEET TO THE NORTHWEST CORNER OF SAID SECTION 26; THENCE ALONG THE WESTERLY LINE OF SAID SECTION 23 N01°33'46"W A DISTANCE OF 5692.72 FEET TO THE NORTHWEST CORNER OF SAID SECTION 23; THENCE ALONG THE WESTERLY LINE OF SAID SECTION 14 N06°17'03"E A DISTANCE OF 578.50 FEET TO A POINT ON A LINE 10 FEET SOUTH OF THE CURVED SOUTHERLY RIGHT-OF-WAY LINE OF NORTHLAKE BOULEVARD (100' WIDE RIGHT-OF-WAY) AS SHOWN ON SAID STONEWAL ESTATES P.U.D.; SAID CURVE HAVING A RADIUS OF 1860.08 FEET AND WHOSE RADIUS POINT BEARS S01°18'19"E; THENCE EASTERLY ALONG SAID CURVED RIGHT-OF-WAY, THROUGH A CENTRAL ANGLE OF 02°13'40", A DISTANCE OF 72.32 FEET TO THE POINT OF TANGENCY; THENCE CONTINUE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE COURSES; S88°37'43"E A DISTANCE OF 2524.98 FEET; THENCE N01°22'17"E A DISTANCE OF 10.00 FEET; THENCE S89°02'08"E A DISTANCE OF 2695.10 FEET TO A POINT ON THE EASTERLY LINE OF SAID SECTION 14; THENCE ALONG SAID EASTERLY SECTION LINE S01°28'42"W A DISTANCE OF 587.84 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 14; THENCE ALONG THE EASTERLY LINE OF SAID SECTION 23 THE FOLLOWING TWO COURSES; S01°09'45"W A DISTANCE OF 2638.47 FEET; THENCE S00°43'09"W A DISTANCE OF 2789.06 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 23; THENCE ALONG THE NORTHERLY LINE OF SAID SECTION 26 S88°24'23"W A DISTANCE OF 62.07 FEET; THENCE ALONG THE EASTERLY LINE OF SAID SECTION 26 S01°23'44"W A DISTANCE OF 5194.31 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 1,346.851 ACRES, MORE OR LESS.

EXHIBIT "A"

1 4 JOB NO. 15169.0125	DATE	09-19-2017
	SCALE	N/A
	CAD FILE	15169.01.25sk01.dwg
	PROJECT	15169.01.25
	DRAWN	JCM
	CHECKED	CAR

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 ENGENUITY GROUP, INC. THIS
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 MAPPER REPRESENTING
 ENGENUITY GROUP, INC.

SKETCH AND DESCRIPTION
AREA 24
BAY HILL ESTATES/RUSTIC LAKES
PALM BEACH GARDENS, FL



1220 NORTH CONGRESS AVENUE, SUITE 101, WEST PALM BEACH, FLORIDA 33409
 PH (561) 855-1151 • FAX (561) 852-8390 • WWW.ENGENUITYGROUP.COM

SKETCH OF DESCRIPTION
THIS IS NOT A SURVEY
 NOT VALID WITHOUT ACCOMPANYING SHEETS 1, 3 AND 4

NOTES:

1. THIS DRAWING IS A DESCRIPTION/SKETCH TO ACCOMPANY DESCRIPTION PER CHAPTER 5J-17.052(5), FLORIDA ADMINISTRATIVE CODE.
2. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY ENGENUITY GROUP, INC.
3. THE BEARINGS SHOWN HEREON ARE BASED ON THE CALCULATED BEARING OF S01°23'44"W ALONG THE EAST LINE OF SECTION 26, TOWNSHIP 42 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA.
4. THIS SKETCH IS NOT VALID WITHOUTH THE ORIGINAL SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

LEGEND

P.B.	PLAT BOOK
PG(S)	PAGE(S)
R	RADIUS
Δ	DELTA
L	LENGTH
R/W	RIGHT-OF-WAY
SECTION 24/42/42	SECTION/TOWNSHIP/RANGE
P.O.B.	POINT OF BEGINNING
P.U.D.	PLANNED UNIT OF DEVELOPMENT

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE SKETCH REPRESENTED
 HEREON COMPLIES WITH THE STANDARDS OF PRACTICE,
 AS SET FORTH BY THE FLORIDA BOARD OF
 PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO
 SECTION 472.027 FLORIDA STATUTES.

 JENNIFER MALIN, P.S.M.
 PROFESSIONAL SURVEYOR AND MAPPER
 STATE OF FLORIDA LICENSE NO. 6667
 STATE OF FLORIDA LB#6603

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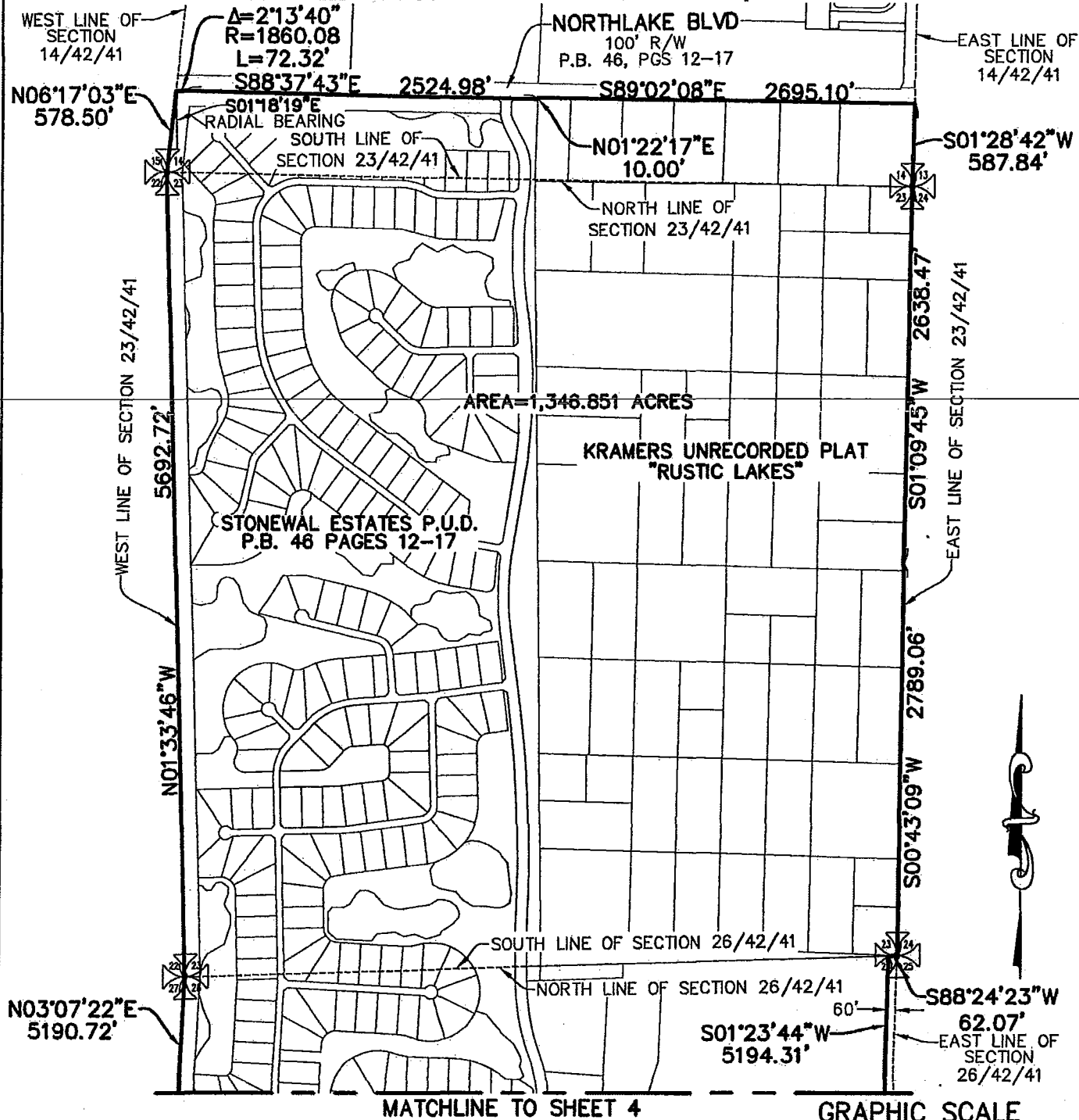
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 group inc.

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EXHIBIT "A"

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3	DATE	09-19-2017
4	SCALE	1"=1000'
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JOB NO.	DRAWN	JCM
15169.0125	CHECKED	CAR

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PALM BEACH GARDENS, FL

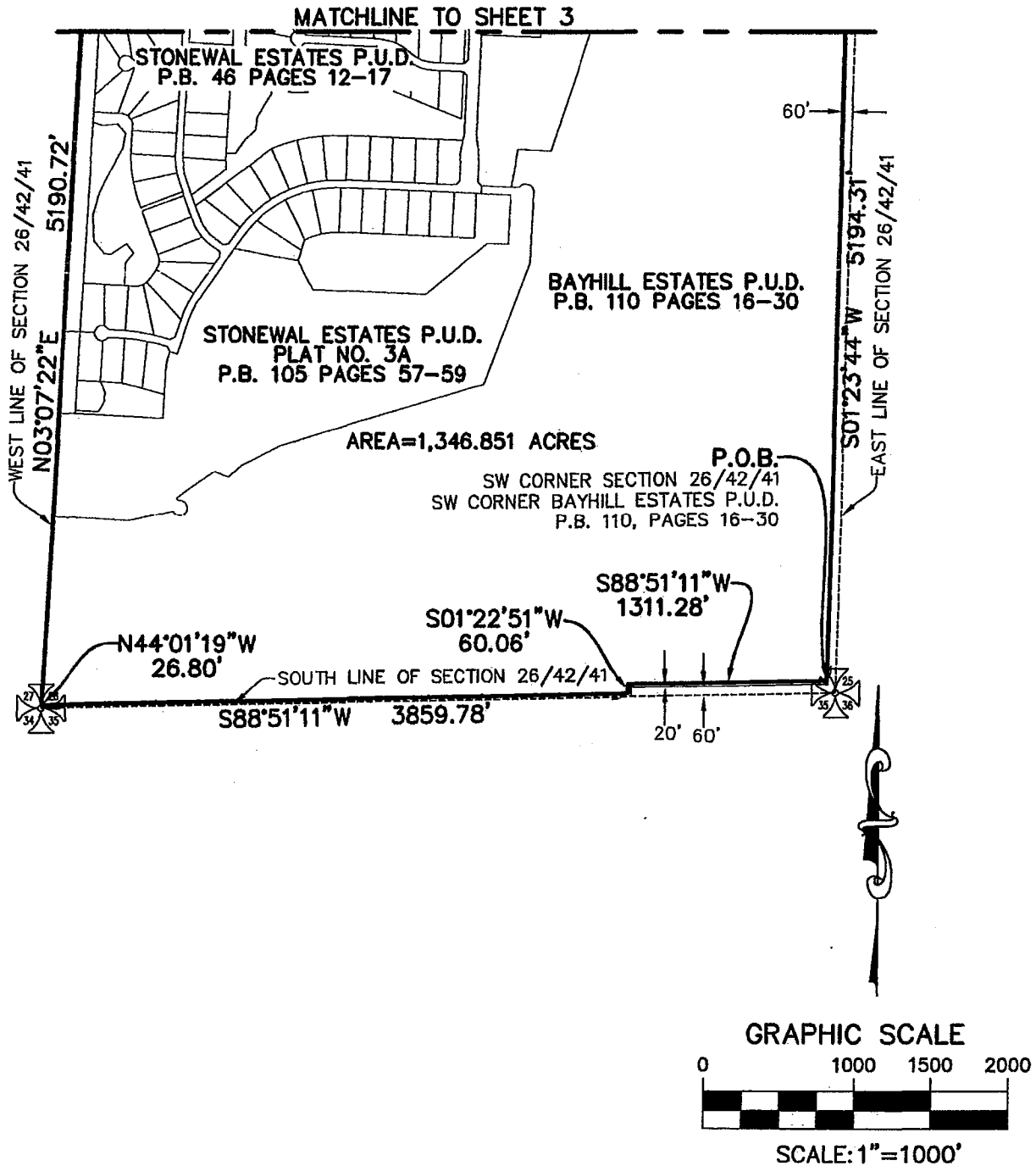
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SKETCH AND DESCRIPTION
AREA 24
BAY HILL ESTATES/RUSTIC LAKES
PALM BEACH GARDENS, FL



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EXHIBIT "B"

Exhibit B: Registered Voter Addresses in Proposed Annexation Area				
	Address	City	State	Zip Code
1	8411 112TH TER N	WEST PALM BEACH	FL	33412
2	11543 BUCKHAVEN LN	WEST PALM BEACH	FL	33412
3	11110 LYNWOOD PALM WAY	WEST PALM BEACH	FL	33412
4	8073 WOODSMUIR DR	WEST PALM BEACH	FL	33412
5	7636 MAYWOOD CREST DR	WEST PALM BEACH	FL	33412
6	11115 ROCKLEDGE VIEW DR	WEST PALM BEACH	FL	33412
7	7631 MAYWOOD CREST DR	WEST PALM BEACH	FL	33412
8	11016 81ST CT N	WEST PALM BEACH	FL	33412
9	11020 81ST CT N	WEST PALM BEACH	FL	33412
10	11028 83RD LN N	WEST PALM BEACH	FL	33412
11	11030 89TH ST N	WEST PALM BEACH	FL	33412
12	11034 88TH RD N	WEST PALM BEACH	FL	33412
13	11059 81ST CT N	WEST PALM BEACH	FL	33412
14	11060 86TH ST N	WEST PALM BEACH	FL	33412
15	11084 ROCKLEDGE VIEW DR	WEST PALM BEACH	FL	33412
16	11085 86TH ST N	WEST PALM BEACH	FL	33412
17	11086 86TH ST N	WEST PALM BEACH	FL	33412
18	11086 88TH RD N	WEST PALM BEACH	FL	33412
19	11086 89TH ST N	WEST PALM BEACH	FL	33412
20	11090 81ST CT N	WEST PALM BEACH	FL	33412
21	11090 ROCKLEDGE VIEW DR	WEST PALM BEACH	FL	33412
22	11091 ROCKLEDGE VIEW DR	WEST PALM BEACH	FL	33412
23	11092 LYNWOOD PALM WAY	WEST PALM BEACH	FL	33412
24	11093 LYNWOOD PALM WAY	WEST PALM BEACH	FL	33412
25	11094 83RD LN N	WEST PALM BEACH	FL	33412
26	11095 83RD LN N	WEST PALM BEACH	FL	33412
27	11096 ROCKLEDGE VIEW DR	WEST PALM BEACH	FL	33412
28	11097 ROCKLEDGE VIEW DR	WEST PALM BEACH	FL	33412
29	11098 LYNWOOD PALM WAY	WEST PALM BEACH	FL	33412
30	11099 LYNWOOD PALM WAY	WEST PALM BEACH	FL	33412
31	11102 ROCKLEDGE VIEW DR	WEST PALM BEACH	FL	33412
32	11103 ROCKLEDGE VIEW DR	WEST PALM BEACH	FL	33412
33	11104 LYNWOOD PALM WAY	WEST PALM BEACH	FL	33412
34	11105 88TH RD N	WEST PALM BEACH	FL	33412
35	11105 LYNWOOD PALM WAY	WEST PALM BEACH	FL	33412
36	11108 ROCKLEDGE VIEW DR	WEST PALM BEACH	FL	33412
37	11109 ROCKLEDGE VIEW DR	WEST PALM BEACH	FL	33412
38	11111 LYNWOOD PALM WAY	WEST PALM BEACH	FL	33412
39	11114 ROCKLEDGE VIEW DR	WEST PALM BEACH	FL	33412

40	11116 LYNWOOD PALM WAY	WEST PALM BEACH	FL	33412
41	11117 LYNWOOD PALM WAY	WEST PALM BEACH	FL	33412
42	11120 ROCKLEDGE VIEW DR	WEST PALM BEACH	FL	33412
43	11121 ROCKLEDGE VIEW DR	WEST PALM BEACH	FL	33412
44	11122 83RD LN N	WEST PALM BEACH	FL	33412
45	11122 LYNWOOD PALM WAY	WEST PALM BEACH	FL	33412
46	11123 LYNWOOD PALM WAY	WEST PALM BEACH	FL	33412
47	11126 ROCKLEDGE VIEW DR	WEST PALM BEACH	FL	33412
48	11127 ROCKLEDGE VIEW DR	WEST PALM BEACH	FL	33412
49	11128 LYNWOOD PALM WAY	WEST PALM BEACH	FL	33412
50	11129 LYNWOOD PALM WAY	WEST PALM BEACH	FL	33412
51	11132 ROCKLEDGE VIEW DR	WEST PALM BEACH	FL	33412
52	11133 ROCKLEDGE VIEW DR	WEST PALM BEACH	FL	33412
53	11134 LYNWOOD PALM WAY	WEST PALM BEACH	FL	33412
54	11135 LYNWOOD PALM WAY	WEST PALM BEACH	FL	33412
55	11138 ROCKLEDGE VIEW DR	WEST PALM BEACH	FL	33412
56	11139 ROCKLEDGE VIEW DR	WEST PALM BEACH	FL	33412
57	11140 LYNWOOD PALM WAY	WEST PALM BEACH	FL	33412
58	11141 LYNWOOD PALM WAY	WEST PALM BEACH	FL	33412
59	11144 ROCKLEDGE VIEW DR	WEST PALM BEACH	FL	33412
60	11145 ROCKLEDGE VIEW DR	WEST PALM BEACH	FL	33412
61	11150 83RD LN N	WEST PALM BEACH	FL	33412
62	11150 89TH ST N	WEST PALM BEACH	FL	33412
63	11151 81ST CT N	WEST PALM BEACH	FL	33412
64	11151 83RD LN N	WEST PALM BEACH	FL	33412
65	11151 88TH RD N	WEST PALM BEACH	FL	33412
66	11151 ROCKLEDGE VIEW DR	WEST PALM BEACH	FL	33412
67	11152 81ST CT N	WEST PALM BEACH	FL	33412
68	11152 88TH RD N	WEST PALM BEACH	FL	33412
69	11153 86TH ST N	WEST PALM BEACH	FL	33412
70	11156 86TH ST N	WEST PALM BEACH	FL	33412
71	11157 ROCKLEDGE VIEW DR	WEST PALM BEACH	FL	33412
72	11208 88TH RD N	WEST PALM BEACH	FL	33412
73	11211 81ST CT N	WEST PALM BEACH	FL	33412
74	11232 83RD LN N	WEST PALM BEACH	FL	33412
75	11265 86TH ST N	WEST PALM BEACH	FL	33412
76	11276 83RD LN N	WEST PALM BEACH	FL	33412
77	11278 86TH ST N	WEST PALM BEACH	FL	33412
78	11280 88TH RD N	WEST PALM BEACH	FL	33412
79	11280 88TH RD N	WEST PALM BEACH	FL	33412
80	11305 86TH ST N	WEST PALM BEACH	FL	33412

81	11309 88TH RD N	WEST PALM BEACH	FL	33412
82	11332 83RD LN N	WEST PALM BEACH	FL	33412
83	11333 81ST CT N	WEST PALM BEACH	FL	33412
84	11334 81ST CT N	WEST PALM BEACH	FL	33412
85	11403 88TH RD N	WEST PALM BEACH	FL	33412
86	11408 83RD LN N	WEST PALM BEACH	FL	33412
87	11426 88TH RD N	WEST PALM BEACH	FL	33412
88	11431 81ST CT N	WEST PALM BEACH	FL	33412
89	11435 86TH ST N	WEST PALM BEACH	FL	33412
90	11437 81ST CT N	WEST PALM BEACH	FL	33412
91	11439 86TH ST N	WEST PALM BEACH	FL	33412
92	11440 81ST CT N	WEST PALM BEACH	FL	33412
93	11440 86TH ST N	WEST PALM BEACH	FL	33412
94	11443 81ST CT N	WEST PALM BEACH	FL	33412
95	11465 88TH RD N	WEST PALM BEACH	FL	33412
96	11468 83RD LN N	WEST PALM BEACH	FL	33412
97	11472 83RD LN N	WEST PALM BEACH	FL	33412
98	11475 83RD LN N	WEST PALM BEACH	FL	33412
99	11520 STONEHAVEN WAY	WEST PALM BEACH	FL	33412
100	11527 BUCKHAVEN LN	WEST PALM BEACH	FL	33412
101	11528 RIVERCHASE RUN	WEST PALM BEACH	FL	33412
102	11529 RIVERCHASE RUN	WEST PALM BEACH	FL	33412
103	11535 BUCKHAVEN LN	WEST PALM BEACH	FL	33412
104	11542 BUCKHAVEN LN	WEST PALM BEACH	FL	33412
105	11550 BUCKHAVEN LN	WEST PALM BEACH	FL	33412
106	11551 BUCKHAVEN LN	WEST PALM BEACH	FL	33412
107	11558 BUCKHAVEN LN	WEST PALM BEACH	FL	33412
108	11559 BUCKHAVEN LN	WEST PALM BEACH	FL	33412
109	11559 RIVERCHASE RUN	WEST PALM BEACH	FL	33412
110	11566 BUCKHAVEN LN	WEST PALM BEACH	FL	33412
111	11567 BUCKHAVEN LN	WEST PALM BEACH	FL	33412
112	11570 STONEHAVEN WAY	WEST PALM BEACH	FL	33412
113	11575 BUCKHAVEN LN	WEST PALM BEACH	FL	33412
114	11576 BUCKHAVEN LN	WEST PALM BEACH	FL	33412
115	11583 BUCKHAVEN LN	WEST PALM BEACH	FL	33412
116	11588 RIVERCHASE RUN	WEST PALM BEACH	FL	33412
117	11589 RIVERCHASE RUN	WEST PALM BEACH	FL	33412
118	11590 STONEHAVEN WAY	WEST PALM BEACH	FL	33412
119	11591 BUCKHAVEN LN	WEST PALM BEACH	FL	33412
120	11609 BLACKWOODS LN	WEST PALM BEACH	FL	33412
121	11610 STONEHAVEN WAY	WEST PALM BEACH	FL	33412

122	11618 RIVERCHASE RUN	WEST PALM BEACH	FL	33412
123	11619 RIVERCHASE RUN	WEST PALM BEACH	FL	33412
124	11630 STONEHAVEN WAY	WEST PALM BEACH	FL	33412
125	11639 BLACKWOODS LN	WEST PALM BEACH	FL	33412
126	11640 BLACKWOODS LN	WEST PALM BEACH	FL	33412
127	11646 RIVERCHASE RUN	WEST PALM BEACH	FL	33412
128	11647 RIVERCHASE RUN	WEST PALM BEACH	FL	33412
129	11650 STONEHAVEN WAY	WEST PALM BEACH	FL	33412
130	11651 STONEHAVEN WAY	WEST PALM BEACH	FL	33412
131	11669 BLACKWOODS LN	WEST PALM BEACH	FL	33412
132	11670 BLACKWOODS LN	WEST PALM BEACH	FL	33412
133	11670 STONEHAVEN WAY	WEST PALM BEACH	FL	33412
134	11671 STONEHAVEN WAY	WEST PALM BEACH	FL	33412
135	11677 RIVERCHASE RUN	WEST PALM BEACH	FL	33412
136	11678 RIVERCHASE RUN	WEST PALM BEACH	FL	33412
137	11690 STONEHAVEN WAY	WEST PALM BEACH	FL	33412
138	11691 STONEHAVEN WAY	WEST PALM BEACH	FL	33412
139	11699 BLACKWOODS LN	WEST PALM BEACH	FL	33412
140	11700 BLACKWOODS LN	WEST PALM BEACH	FL	33412
141	11708 RIVERCHASE RUN	WEST PALM BEACH	FL	33412
142	11709 RIVERCHASE RUN	WEST PALM BEACH	FL	33412
143	11710 STONEHAVEN WAY	WEST PALM BEACH	FL	33412
144	11711 STONEHAVEN WAY	WEST PALM BEACH	FL	33412
145	11730 BLACKWOODS LN	WEST PALM BEACH	FL	33412
146	11730 STONEHAVEN WAY	WEST PALM BEACH	FL	33412
147	11731 STONEHAVEN WAY	WEST PALM BEACH	FL	33412
148	11737 RIVERCHASE RUN	WEST PALM BEACH	FL	33412
149	11738 RIVERCHASE RUN	WEST PALM BEACH	FL	33412
150	11750 STONEHAVEN WAY	WEST PALM BEACH	FL	33412
151	11750 TORREYANNA CIR	WEST PALM BEACH	FL	33412
152	11751 STONEHAVEN WAY	WEST PALM BEACH	FL	33412
153	11758 RIVERCHASE RUN	WEST PALM BEACH	FL	33412
154	11759 BLACKWOODS LN	WEST PALM BEACH	FL	33412
155	11759 RIVERCHASE RUN	WEST PALM BEACH	FL	33412
156	11760 BLACKWOODS LN	WEST PALM BEACH	FL	33412
157	11760 TORREYANNA CIR	WEST PALM BEACH	FL	33412
158	11770 STONEHAVEN WAY	WEST PALM BEACH	FL	33412
159	11770 TORREYANNA CIR	WEST PALM BEACH	FL	33412
160	11771 LITTLESTONE CT	WEST PALM BEACH	FL	33412
161	11771 STONEHAVEN WAY	WEST PALM BEACH	FL	33412
162	11780 TORREYANNA CIR	WEST PALM BEACH	FL	33412

163	11783 LITTLESTONE CT	WEST PALM BEACH	FL	33412
164	11789 BLACKWOODS LN	WEST PALM BEACH	FL	33412
165	11790 BLACKWOODS LN	WEST PALM BEACH	FL	33412
166	11790 STONEHAVEN WAY	WEST PALM BEACH	FL	33412
167	11791 STONEHAVEN WAY	WEST PALM BEACH	FL	33412
168	11795 LITTLESTONE CT	WEST PALM BEACH	FL	33412
169	11807 LITTLESTONE CT	WEST PALM BEACH	FL	33412
170	11811 STONEHAVEN WAY	WEST PALM BEACH	FL	33412
171	11819 BLACKWOODS LN	WEST PALM BEACH	FL	33412
172	11819 LITTLESTONE CT	WEST PALM BEACH	FL	33412
173	11820 BLACKWOODS LN	WEST PALM BEACH	FL	33412
174	11827 EAGLES XING	WEST PALM BEACH	FL	33412
175	11830 KESWICK WAY	WEST PALM BEACH	FL	33412
176	11831 KESWICK WAY	WEST PALM BEACH	FL	33412
177	11831 LEETH CT	WEST PALM BEACH	FL	33412
178	11831 LITTLESTONE CT	WEST PALM BEACH	FL	33412
179	11831 STONEHAVEN WAY	WEST PALM BEACH	FL	33412
180	11835 EAGLES XING	WEST PALM BEACH	FL	33412
181	11837 DUNBAR CT	WEST PALM BEACH	FL	33412
182	11838 DUNBAR CT	WEST PALM BEACH	FL	33412
183	11842 KESWICK WAY	WEST PALM BEACH	FL	33412
184	11843 EAGLES XING	WEST PALM BEACH	FL	33412
185	11843 KESWICK WAY	WEST PALM BEACH	FL	33412
186	11849 BLACKWOODS LN	WEST PALM BEACH	FL	33412
187	11849 TORREYANNA CIR	WEST PALM BEACH	FL	33412
188	11850 CARNEGIE PL	WEST PALM BEACH	FL	33412
189	11850 STONEHAVEN WAY	WEST PALM BEACH	FL	33412
190	11851 EAGLES XING	WEST PALM BEACH	FL	33412
191	11851 LEETH CT	WEST PALM BEACH	FL	33412
192	11851 STONEHAVEN WAY	WEST PALM BEACH	FL	33412
193	11853 DUNBAR CT	WEST PALM BEACH	FL	33412
194	11854 DUNBAR CT	WEST PALM BEACH	FL	33412
195	11854 KESWICK WAY	WEST PALM BEACH	FL	33412
196	11855 KESWICK WAY	WEST PALM BEACH	FL	33412
197	11858 EAGLES XING	WEST PALM BEACH	FL	33412
198	11859 EAGLES XING	WEST PALM BEACH	FL	33412
199	11859 SANBOURN CT	WEST PALM BEACH	FL	33412
200	11859 TORREYANNA CIR	WEST PALM BEACH	FL	33412
201	11860 SANBOURN CT	WEST PALM BEACH	FL	33412
202	11860 TORREYANNA CIR	WEST PALM BEACH	FL	33412
203	11865 DUNBAR CT	WEST PALM BEACH	FL	33412

204	11866 EAGLES XING	WEST PALM BEACH	FL	33412
205	11866 KESWICK WAY	WEST PALM BEACH	FL	33412
206	11867 EAGLES XING	WEST PALM BEACH	FL	33412
207	11867 KESWICK WAY	WEST PALM BEACH	FL	33412
208	11869 TORREYANNA CIR	WEST PALM BEACH	FL	33412
209	11870 DUNBAR CT	WEST PALM BEACH	FL	33412
210	11870 LEETH CT	WEST PALM BEACH	FL	33412
211	11870 STONEHAVEN WAY	WEST PALM BEACH	FL	33412
212	11870 TORREYANNA CIR	WEST PALM BEACH	FL	33412
213	11871 LEETH CT	WEST PALM BEACH	FL	33412
214	11871 STONEHAVEN WAY	WEST PALM BEACH	FL	33412
215	11874 EAGLES XING	WEST PALM BEACH	FL	33412
216	11875 DUNBAR CT	WEST PALM BEACH	FL	33412
217	11875 EAGLES XING	WEST PALM BEACH	FL	33412
218	11878 KESWICK WAY	WEST PALM BEACH	FL	33412
219	11879 KESWICK WAY	WEST PALM BEACH	FL	33412
220	11879 SANBOURN CT	WEST PALM BEACH	FL	33412
221	11879 TORREYANNA CIR	WEST PALM BEACH	FL	33412
222	11880 SANBOURN CT	WEST PALM BEACH	FL	33412
223	11880 TORREYANNA CIR	WEST PALM BEACH	FL	33412
224	11882 EAGLES XING	WEST PALM BEACH	FL	33412
225	11883 EAGLES XING	WEST PALM BEACH	FL	33412
226	11890 EAGLES XING	WEST PALM BEACH	FL	33412
227	11890 LEETH CT	WEST PALM BEACH	FL	33412
228	11890 TORREYANNA CIR	WEST PALM BEACH	FL	33412
229	11891 EAGLES XING	WEST PALM BEACH	FL	33412
230	11891 KESWICK WAY	WEST PALM BEACH	FL	33412
231	11891 LEETH CT	WEST PALM BEACH	FL	33412
232	11894 DUNBAR CT	WEST PALM BEACH	FL	33412
233	11898 EAGLES XING	WEST PALM BEACH	FL	33412
234	11899 EAGLES XING	WEST PALM BEACH	FL	33412
235	11900 KESWICK WAY	WEST PALM BEACH	FL	33412
236	11900 TORREYANNA CIR	WEST PALM BEACH	FL	33412
237	11901 TORREYANNA CIR	WEST PALM BEACH	FL	33412
238	11906 EAGLES XING	WEST PALM BEACH	FL	33412
239	11910 TORREYANNA CIR	WEST PALM BEACH	FL	33412
240	11911 TORREYANNA CIR	WEST PALM BEACH	FL	33412
241	11914 EAGLES XING	WEST PALM BEACH	FL	33412
242	11915 EAGLES XING	WEST PALM BEACH	FL	33412
243	11920 TORREYANNA CIR	WEST PALM BEACH	FL	33412
244	11921 TORREYANNA CIR	WEST PALM BEACH	FL	33412

245	11922 EAGLES XING	WEST PALM BEACH	FL	33412
246	11923 EAGLES XING	WEST PALM BEACH	FL	33412
247	11930 TORREYANNA CIR	WEST PALM BEACH	FL	33412
248	11931 TORREYANNA CIR	WEST PALM BEACH	FL	33412
249	11938 CARNEGIE PL	WEST PALM BEACH	FL	33412
250	11940 TORREYANNA CIR	WEST PALM BEACH	FL	33412
251	11946 CARNEGIE PL	WEST PALM BEACH	FL	33412
252	11950 TORREYANNA CIR	WEST PALM BEACH	FL	33412
253	11951 TORREYANNA CIR	WEST PALM BEACH	FL	33412
254	11954 CARNEGIE PL	WEST PALM BEACH	FL	33412
255	11955 CARNEGIE PL	WEST PALM BEACH	FL	33412
256	11960 TORREYANNA CIR	WEST PALM BEACH	FL	33412
257	11961 TORREYANNA CIR	WEST PALM BEACH	FL	33412
258	11962 CARNEGIE PL	WEST PALM BEACH	FL	33412
259	11970 TORREYANNA CIR	WEST PALM BEACH	FL	33412
260	11971 CARNEGIE PL	WEST PALM BEACH	FL	33412
261	11971 TORREYANNA CIR	WEST PALM BEACH	FL	33412
262	11980 KESWICK WAY	WEST PALM BEACH	FL	33412
263	11980 TORREYANNA CIR	WEST PALM BEACH	FL	33412
264	11981 TORREYANNA CIR	WEST PALM BEACH	FL	33412
265	11985 CARNEGIE PL	WEST PALM BEACH	FL	33412
266	11991 TORREYANNA CIR	WEST PALM BEACH	FL	33412
267	12001 TORREYANNA CIR	WEST PALM BEACH	FL	33412
268	12085 TORREYANNA CIR	WEST PALM BEACH	FL	33412
269	7605 WOODSMUIR DR	WEST PALM BEACH	FL	33412
270	7630 MAYWOOD CREST DR	WEST PALM BEACH	FL	33412
271	7631 WOODSMUIR DR	WEST PALM BEACH	FL	33412
272	7637 MAYWOOD CREST DR	WEST PALM BEACH	FL	33412
273	7642 MAYWOOD CREST DR	WEST PALM BEACH	FL	33412
274	7643 MAYWOOD CREST DR	WEST PALM BEACH	FL	33412
275	7648 MAYWOOD CREST DR	WEST PALM BEACH	FL	33412
276	7649 MAYWOOD CREST DR	WEST PALM BEACH	FL	33412
277	7654 MAYWOOD CREST DR	WEST PALM BEACH	FL	33412
278	7655 MAYWOOD CREST DR	WEST PALM BEACH	FL	33412
279	7655 WOODSMUIR DR	WEST PALM BEACH	FL	33412
280	7660 MAYWOOD CREST DR	WEST PALM BEACH	FL	33412
281	7661 MAYWOOD CREST DR	WEST PALM BEACH	FL	33412
282	7667 MAYWOOD CREST DR	WEST PALM BEACH	FL	33412
283	7668 MAYWOOD CREST DR	WEST PALM BEACH	FL	33412
284	7672 MAYWOOD CREST DR	WEST PALM BEACH	FL	33412
285	7673 MAYWOOD CREST DR	WEST PALM BEACH	FL	33412

286	7678 MAYWOOD CREST DR	WEST PALM BEACH	FL	33412
287	7679 MAYWOOD CREST DR	WEST PALM BEACH	FL	33412
288	7681 WOODSMUIR DR	WEST PALM BEACH	FL	33412
289	7684 MAYWOOD CREST DR	WEST PALM BEACH	FL	33412
290	7685 MAYWOOD CREST DR	WEST PALM BEACH	FL	33412
291	7690 MAYWOOD CREST DR	WEST PALM BEACH	FL	33412
292	7691 MAYWOOD CREST DR	WEST PALM BEACH	FL	33412
293	7696 MAYWOOD CREST DR	WEST PALM BEACH	FL	33412
294	7697 MAYWOOD CREST DR	WEST PALM BEACH	FL	33412
295	7702 MAYWOOD CREST DR	WEST PALM BEACH	FL	33412
296	7703 MAYWOOD CREST DR	WEST PALM BEACH	FL	33412
297	7705 WOODSMUIR DR	WEST PALM BEACH	FL	33412
298	7706 WOODSMUIR DR	WEST PALM BEACH	FL	33412
299	7708 MAYWOOD CREST DR	WEST PALM BEACH	FL	33412
300	7709 MAYWOOD CREST DR	WEST PALM BEACH	FL	33412
301	7710 EDEN RIDGE WAY	WEST PALM BEACH	FL	33412
302	7711 EDEN RIDGE WAY	WEST PALM BEACH	FL	33412
303	7714 MAYWOOD CREST DR	WEST PALM BEACH	FL	33412
304	7715 MAYWOOD CREST DR	WEST PALM BEACH	FL	33412
305	7716 EDEN RIDGE WAY	WEST PALM BEACH	FL	33412
306	7717 EDEN RIDGE WAY	WEST PALM BEACH	FL	33412
307	7720 MAYWOOD CREST DR	WEST PALM BEACH	FL	33412
308	7721 MAYWOOD CREST DR	WEST PALM BEACH	FL	33412
309	7722 EDEN RIDGE WAY	WEST PALM BEACH	FL	33412
310	7723 EDEN RIDGE WAY	WEST PALM BEACH	FL	33412
311	7726 MAYWOOD CREST DR	WEST PALM BEACH	FL	33412
312	7727 MAYWOOD CREST DR	WEST PALM BEACH	FL	33412
313	7728 EDEN RIDGE WAY	WEST PALM BEACH	FL	33412
314	7729 EDEN RIDGE WAY	WEST PALM BEACH	FL	33412
315	7730 WOODSMUIR DR	WEST PALM BEACH	FL	33412
316	7731 WOODSMUIR DR	WEST PALM BEACH	FL	33412
317	7732 MAYWOOD CREST DR	WEST PALM BEACH	FL	33412
318	7733 MAYWOOD CREST DR	WEST PALM BEACH	FL	33412
319	7734 EDEN RIDGE WAY	WEST PALM BEACH	FL	33412
320	7735 EDEN RIDGE WAY	WEST PALM BEACH	FL	33412
321	7738 MAYWOOD CREST DR	WEST PALM BEACH	FL	33412
322	7739 MAYWOOD CREST DR	WEST PALM BEACH	FL	33412
323	7740 EDEN RIDGE WAY	WEST PALM BEACH	FL	33412
324	7741 EDEN RIDGE WAY	WEST PALM BEACH	FL	33412
325	7743 MAYWOOD CREST DR	WEST PALM BEACH	FL	33412
326	7744 MAYWOOD CREST DR	WEST PALM BEACH	FL	33412

327	7746 EDEN RIDGE WAY	WEST PALM BEACH	FL	33412
328	7747 EDEN RIDGE WAY	WEST PALM BEACH	FL	33412
329	7748 MAYWOOD CREST DR	WEST PALM BEACH	FL	33412
330	7749 MAYWOOD CREST DR	WEST PALM BEACH	FL	33412
331	7750 ARBOR CREST WAY	WEST PALM BEACH	FL	33412
332	7752 EDEN RIDGE WAY	WEST PALM BEACH	FL	33412
333	7753 EDEN RIDGE WAY	WEST PALM BEACH	FL	33412
334	7754 MAYWOOD CREST DR	WEST PALM BEACH	FL	33412
335	7755 MAYWOOD CREST DR	WEST PALM BEACH	FL	33412
336	7755 WOODSMUIR DR	WEST PALM BEACH	FL	33412
337	7756 ARBOR CREST WAY	WEST PALM BEACH	FL	33412
338	7756 WOODSMUIR DR	WEST PALM BEACH	FL	33412
339	7758 EDEN RIDGE WAY	WEST PALM BEACH	FL	33412
340	7759 EDEN RIDGE WAY	WEST PALM BEACH	FL	33412
341	7760 MAYWOOD CREST DR	WEST PALM BEACH	FL	33412
342	7761 MAYWOOD CREST DR	WEST PALM BEACH	FL	33412
343	7762 ARBOR CREST WAY	WEST PALM BEACH	FL	33412
344	7765 EDEN RIDGE WAY	WEST PALM BEACH	FL	33412
345	7766 MAYWOOD CREST DR	WEST PALM BEACH	FL	33412
346	7767 MAYWOOD CREST DR	WEST PALM BEACH	FL	33412
347	7768 ARBOR CREST WAY	WEST PALM BEACH	FL	33412
348	7769 ARBOR CREST WAY	WEST PALM BEACH	FL	33412
349	7771 EDEN RIDGE WAY	WEST PALM BEACH	FL	33412
350	7772 MAYWOOD CREST DR	WEST PALM BEACH	FL	33412
351	7773 MAYWOOD CREST DR	WEST PALM BEACH	FL	33412
352	7774 ARBOR CREST WAY	WEST PALM BEACH	FL	33412
353	7775 ARBOR CREST WAY	WEST PALM BEACH	FL	33412
354	7777 EDEN RIDGE WAY	WEST PALM BEACH	FL	33412
355	7778 MAYWOOD CREST DR	WEST PALM BEACH	FL	33412
356	7779 MAYWOOD CREST DR	WEST PALM BEACH	FL	33412
357	7780 ARBOR CREST WAY	WEST PALM BEACH	FL	33412
358	7780 WOODSMUIR DR	WEST PALM BEACH	FL	33412
359	7781 ARBOR CREST WAY	WEST PALM BEACH	FL	33412
360	7781 WOODSMUIR DR	WEST PALM BEACH	FL	33412
361	7782 EDEN RIDGE WAY	WEST PALM BEACH	FL	33412
362	7783 EDEN RIDGE WAY	WEST PALM BEACH	FL	33412
363	7784 MAYWOOD CREST DR	WEST PALM BEACH	FL	33412
364	7785 MAYWOOD CREST DR	WEST PALM BEACH	FL	33412
365	7786 ARBOR CREST WAY	WEST PALM BEACH	FL	33412
366	7787 ARBOR CREST WAY	WEST PALM BEACH	FL	33412
367	7788 EDEN RIDGE WAY	WEST PALM BEACH	FL	33412

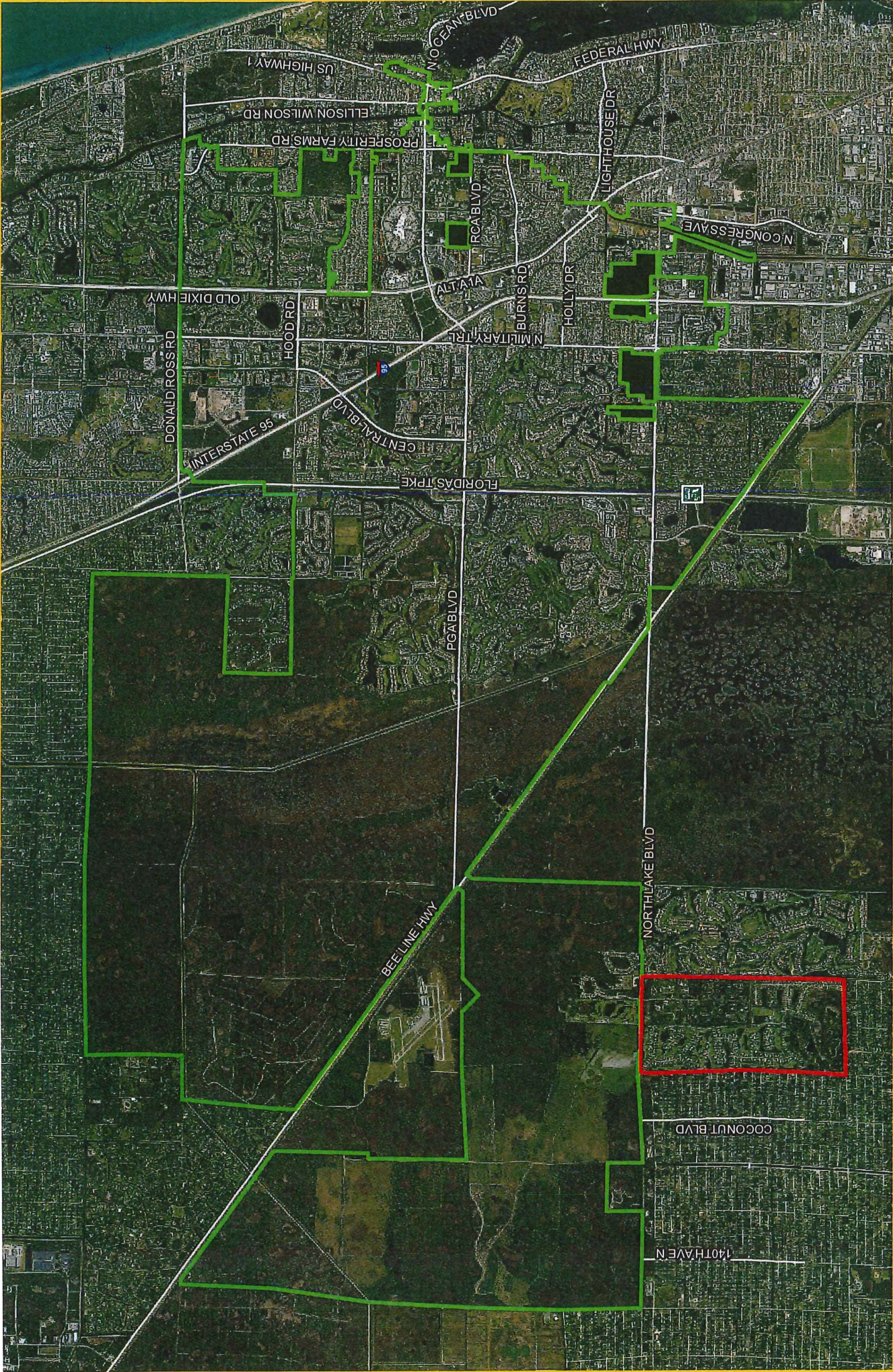
368	7789 EDEN RIDGE WAY	WEST PALM BEACH	FL	33412
369	7790 MAYWOOD CREST DR	WEST PALM BEACH	FL	33412
370	7791 MAYWOOD CREST DR	WEST PALM BEACH	FL	33412
371	7792 ARBOR CREST WAY	WEST PALM BEACH	FL	33412
372	7793 ARBOR CREST WAY	WEST PALM BEACH	FL	33412
373	7794 EDEN RIDGE WAY	WEST PALM BEACH	FL	33412
374	7795 EDEN RIDGE WAY	WEST PALM BEACH	FL	33412
375	7796 MAYWOOD CREST DR	WEST PALM BEACH	FL	33412
376	7797 MAYWOOD CREST DR	WEST PALM BEACH	FL	33412
377	7798 ARBOR CREST WAY	WEST PALM BEACH	FL	33412
378	7802 MAYWOOD CREST DR	WEST PALM BEACH	FL	33412
379	7803 MAYWOOD CREST DR	WEST PALM BEACH	FL	33412
380	7804 ARBOR CREST WAY	WEST PALM BEACH	FL	33412
381	7805 WOODSMUIR DR	WEST PALM BEACH	FL	33412
382	7806 WOODSMUIR DR	WEST PALM BEACH	FL	33412
383	7808 MAYWOOD CREST DR	WEST PALM BEACH	FL	33412
384	7810 ARBOR CREST WAY	WEST PALM BEACH	FL	33412
385	7816 ARBOR CREST WAY	WEST PALM BEACH	FL	33412
386	7822 ARBOR CREST WAY	WEST PALM BEACH	FL	33412
387	7823 ARBOR CREST WAY	WEST PALM BEACH	FL	33412
388	7828 ARBOR CREST WAY	WEST PALM BEACH	FL	33412
389	7829 ARBOR CREST WAY	WEST PALM BEACH	FL	33412
390	7830 WOODSMUIR DR	WEST PALM BEACH	FL	33412
391	7831 WOODSMUIR DR	WEST PALM BEACH	FL	33412
392	7834 ARBOR CREST WAY	WEST PALM BEACH	FL	33412
393	7835 ARBOR CREST WAY	WEST PALM BEACH	FL	33412
394	7840 ARBOR CREST WAY	WEST PALM BEACH	FL	33412
395	7841 ARBOR CREST WAY	WEST PALM BEACH	FL	33412
396	7846 ARBOR CREST WAY	WEST PALM BEACH	FL	33412
397	7847 ARBOR CREST WAY	WEST PALM BEACH	FL	33412
398	7852 ARBOR CREST WAY	WEST PALM BEACH	FL	33412
399	7855 WOODSMUIR DR	WEST PALM BEACH	FL	33412
400	7856 WOODSMUIR DR	WEST PALM BEACH	FL	33412
401	7858 ARBOR CREST WAY	WEST PALM BEACH	FL	33412
402	7864 ARBOR CREST WAY	WEST PALM BEACH	FL	33412
403	7870 ARBOR CREST WAY	WEST PALM BEACH	FL	33412
404	7875 ARBOR CREST WAY	WEST PALM BEACH	FL	33412
405	7876 ARBOR CREST WAY	WEST PALM BEACH	FL	33412
406	7880 WOODSMUIR DR	WEST PALM BEACH	FL	33412
407	7881 WOODSMUIR DR	WEST PALM BEACH	FL	33412
408	7882 ARBOR CREST WAY	WEST PALM BEACH	FL	33412

409	7883 ARBOR CREST WAY	WEST PALM BEACH	FL	33412
410	7888 ARBOR CREST WAY	WEST PALM BEACH	FL	33412
411	7889 ARBOR CREST WAY	WEST PALM BEACH	FL	33412
412	7894 ARBOR CREST WAY	WEST PALM BEACH	FL	33412
413	7895 ARBOR CREST WAY	WEST PALM BEACH	FL	33412
414	7900 ARBOR CREST WAY	WEST PALM BEACH	FL	33412
415	7905 WOODSMUIR DR	WEST PALM BEACH	FL	33412
416	7906 ARBOR CREST WAY	WEST PALM BEACH	FL	33412
417	7906 WOODSMUIR DR	WEST PALM BEACH	FL	33412
418	7912 ARBOR CREST WAY	WEST PALM BEACH	FL	33412
419	7918 ARBOR CREST WAY	WEST PALM BEACH	FL	33412
420	7923 ARBOR CREST WAY	WEST PALM BEACH	FL	33412
421	7924 ARBOR CREST WAY	WEST PALM BEACH	FL	33412
422	7930 ARBOR CREST WAY	WEST PALM BEACH	FL	33412
423	7931 WOODSMUIR DR	WEST PALM BEACH	FL	33412
424	7936 ARBOR CREST WAY	WEST PALM BEACH	FL	33412
425	7942 ARBOR CREST WAY	WEST PALM BEACH	FL	33412
426	7943 ARBOR CREST WAY	WEST PALM BEACH	FL	33412
427	7948 ARBOR CREST WAY	WEST PALM BEACH	FL	33412
428	7949 ARBOR CREST WAY	WEST PALM BEACH	FL	33412
429	7954 ARBOR CREST WAY	WEST PALM BEACH	FL	33412
430	7955 ARBOR CREST WAY	WEST PALM BEACH	FL	33412
431	7955 WOODSMUIR DR	WEST PALM BEACH	FL	33412
432	7960 ARBOR CREST WAY	WEST PALM BEACH	FL	33412
433	7961 ARBOR CREST WAY	WEST PALM BEACH	FL	33412
434	7966 ARBOR CREST WAY	WEST PALM BEACH	FL	33412
435	7967 ARBOR CREST WAY	WEST PALM BEACH	FL	33412
436	7972 ARBOR CREST WAY	WEST PALM BEACH	FL	33412
437	7973 ARBOR CREST WAY	WEST PALM BEACH	FL	33412
438	7978 ARBOR CREST WAY	WEST PALM BEACH	FL	33412
439	7979 ARBOR CREST WAY	WEST PALM BEACH	FL	33412
440	7980 WOODSMUIR DR	WEST PALM BEACH	FL	33412
441	7981 WOODSMUIR DR	WEST PALM BEACH	FL	33412
442	7984 ARBOR CREST WAY	WEST PALM BEACH	FL	33412
443	7985 ARBOR CREST WAY	WEST PALM BEACH	FL	33412
444	7990 ARBOR CREST WAY	WEST PALM BEACH	FL	33412
445	7991 ARBOR CREST WAY	WEST PALM BEACH	FL	33412
446	8005 WOODSMUIR DR	WEST PALM BEACH	FL	33412
447	8006 WOODSMUIR DR	WEST PALM BEACH	FL	33412
448	8030 WOODSMUIR DR	WEST PALM BEACH	FL	33412
449	8031 WOODSMUIR DR	WEST PALM BEACH	FL	33412

450	8055 WOODSMUIR DR	WEST PALM BEACH	FL	33412
451	8056 WOODSMUIR DR	WEST PALM BEACH	FL	33412
452	8065 112TH TER N	WEST PALM BEACH	FL	33412
453	8130 WOODSMUIR DR	WEST PALM BEACH	FL	33412
454	8131 WOODSMUIR DR	WEST PALM BEACH	FL	33412
455	8156 WOODSMUIR DR	WEST PALM BEACH	FL	33412
456	8171 112TH TER N	WEST PALM BEACH	FL	33412
457	8180 WOODSMUIR DR	WEST PALM BEACH	FL	33412
458	8181 WOODSMUIR DR	WEST PALM BEACH	FL	33412
459	8193 112TH TER N	WEST PALM BEACH	FL	33412
460	8205 WOODSMUIR DR	WEST PALM BEACH	FL	33412
461	8230 WOODSMUIR DR	WEST PALM BEACH	FL	33412
462	8231 WOODSMUIR DR	WEST PALM BEACH	FL	33412
463	8255 WOODSMUIR DR	WEST PALM BEACH	FL	33412
464	8256 WOODSMUIR DR	WEST PALM BEACH	FL	33412
465	8280 WOODSMUIR DR	WEST PALM BEACH	FL	33412
466	8281 WOODSMUIR DR	WEST PALM BEACH	FL	33412
467	8289 112TH TER N	WEST PALM BEACH	FL	33412
468	8305 WOODSMUIR DR	WEST PALM BEACH	FL	33412
469	8331 WOODSMUIR DR	WEST PALM BEACH	FL	33412
470	8355 WOODSMUIR DR	WEST PALM BEACH	FL	33412
471	8356 WOODSMUIR DR	WEST PALM BEACH	FL	33412
472	8380 WOODSMUIR DR	WEST PALM BEACH	FL	33412
473	8381 WOODSMUIR DR	WEST PALM BEACH	FL	33412
474	8424 112TH TER N	WEST PALM BEACH	FL	33412
475	8468 112TH TER N	WEST PALM BEACH	FL	33412
476	8552 GULLANE CT	WEST PALM BEACH	FL	33412
477	8566 112TH TER N	WEST PALM BEACH	FL	33412
478	8572 GULLANE CT	WEST PALM BEACH	FL	33412
479	8581 MARLAMOR LN	WEST PALM BEACH	FL	33412
480	8591 GULLANE CT	WEST PALM BEACH	FL	33412
481	8592 GULLANE CT	WEST PALM BEACH	FL	33412
482	8604 MARLAMOR LN	WEST PALM BEACH	FL	33412
483	8605 MARLAMOR LN	WEST PALM BEACH	FL	33412
484	8611 GULLANE CT	WEST PALM BEACH	FL	33412
485	8612 GULLANE CT	WEST PALM BEACH	FL	33412
486	8617 MARLAMOR LN	WEST PALM BEACH	FL	33412
487	8618 MARLAMOR LN	WEST PALM BEACH	FL	33412
488	8629 MARLAMOR LN	WEST PALM BEACH	FL	33412
489	8630 MARLAMOR LN	WEST PALM BEACH	FL	33412
490	8631 GULLANE CT	WEST PALM BEACH	FL	33412

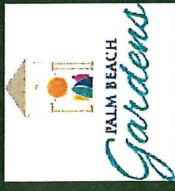
491	8632 GULLANE CT	WEST PALM BEACH	FL	33412
492	8641 MARLAMOOD LN	WEST PALM BEACH	FL	33412
493	8642 MARLAMOOD LN	WEST PALM BEACH	FL	33412
494	8653 MARLAMOOD LN	WEST PALM BEACH	FL	33412
495	8654 MARLAMOOD LN	WEST PALM BEACH	FL	33412
496	8661 112TH TER N	WEST PALM BEACH	FL	33412
497	8665 MARLAMOOD LN	WEST PALM BEACH	FL	33412
498	8666 MARLAMOOD LN	WEST PALM BEACH	FL	33412
499	8677 MARLAMOOD LN	WEST PALM BEACH	FL	33412
500	8678 MARLAMOOD LN	WEST PALM BEACH	FL	33412
501	8689 112TH TER N	WEST PALM BEACH	FL	33412
502	8690 112TH TER N	WEST PALM BEACH	FL	33412
503	8690 MARLAMOOD LN	WEST PALM BEACH	FL	33412
504	8702 MARLAMOOD LN	WEST PALM BEACH	FL	33412
505	8714 MARLAMOOD LN	WEST PALM BEACH	FL	33412
506	8725 MARLAMOOD LN	WEST PALM BEACH	FL	33412
507	8729 112TH TER N	WEST PALM BEACH	FL	33412
508	8733 MARLAMOOD LN	WEST PALM BEACH	FL	33412
509	8738 MARLAMOOD LN	WEST PALM BEACH	FL	33412
510	8739 MARLAMOOD LN	WEST PALM BEACH	FL	33412
511	8750 MARLAMOOD LN	WEST PALM BEACH	FL	33412
512	8751 MARLAMOOD LN	WEST PALM BEACH	FL	33412
513	8761 MARLAMOOD LN	WEST PALM BEACH	FL	33412
514	8762 MARLAMOOD LN	WEST PALM BEACH	FL	33412
515	8774 MARLAMOOD LN	WEST PALM BEACH	FL	33412
516	8775 MARLAMOOD LN	WEST PALM BEACH	FL	33412
517	8786 MARLAMOOD LN	WEST PALM BEACH	FL	33412
518	8787 MARLAMOOD LN	WEST PALM BEACH	FL	33412
519	8798 MARLAMOOD LN	WEST PALM BEACH	FL	33412
520	8799 MARLAMOOD LN	WEST PALM BEACH	FL	33412
521	8810 MARLAMOOD LN	WEST PALM BEACH	FL	33412
522	8811 MARLAMOOD LN	WEST PALM BEACH	FL	33412
523	8821 MARLAMOOD LN	WEST PALM BEACH	FL	33412
524	8828 MARLAMOOD LN	WEST PALM BEACH	FL	33412
525	8833 MARLAMOOD LN	WEST PALM BEACH	FL	33412
526	8834 MARLAMOOD LN	WEST PALM BEACH	FL	33412
527	8839 MARLAMOOD LN	WEST PALM BEACH	FL	33412
528	8845 MARLAMOOD LN	WEST PALM BEACH	FL	33412
529	8846 MARLAMOOD LN	WEST PALM BEACH	FL	33412
530	8857 MARLAMOOD LN	WEST PALM BEACH	FL	33412
531	8858 MARLAMOOD LN	WEST PALM BEACH	FL	33412

532	8869 MARLAMOOD LN	WEST PALM BEACH	FL	33412
533	8870 MARLAMOOD LN	WEST PALM BEACH	FL	33412
534	8881 MARLAMOOD LN	WEST PALM BEACH	FL	33412
535	8882 MARLAMOOD LN	WEST PALM BEACH	FL	33412
536	8893 MARLAMOOD LN	WEST PALM BEACH	FL	33412
537	8894 MARLAMOOD LN	WEST PALM BEACH	FL	33412
538	8905 MARLAMOOD LN	WEST PALM BEACH	FL	33412
539	8906 MARLAMOOD LN	WEST PALM BEACH	FL	33412
540	8917 MARLAMOOD LN	WEST PALM BEACH	FL	33412
541	8918 MARLAMOOD LN	WEST PALM BEACH	FL	33412
542	8929 MARLAMOOD LN	WEST PALM BEACH	FL	33412
543	8930 MARLAMOOD LN	WEST PALM BEACH	FL	33412
544	8935 112TH TER N	WEST PALM BEACH	FL	33412
545	8936 112TH TER N	WEST PALM BEACH	FL	33412
546	8941 MARLAMOOD LN	WEST PALM BEACH	FL	33412



- PROPOSED ANNEXATION AREA
- MUNICIPAL BOUNDARY
- UNINCORPORATED PBC

Map 1: Annexation Area Location



PARID	ADDRESS	NEIGHBORHOOD
00414214070000010	8941 MARLAMOOD LN , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414214070000020	8929 MARLAMOOD LN , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414214070000030	8917 MARLAMOOD LN , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414214070000040	8905 MARLAMOOD LN , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414214070000050	8893 MARLAMOOD LN , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414214070000060	8881 MARLAMOOD LN , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414214070000070	8869 MARLAMOOD LN , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414214070000080	8857 MARLAMOOD LN , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414214070000090	8845 MARLAMOOD LN , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414214070000100	8839 MARLAMOOD LN , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414214070000110	8833 MARLAMOOD LN , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414214070000120	11837 DUNBAR CT , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414214070000130	11853 DUNBAR CT , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414214070000140	11865 DUNBAR CT , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414214070000150	11875 DUNBAR CT , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414214070000160	11894 DUNBAR CT , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414214070000170	11870 DUNBAR CT , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414214070000180	11854 DUNBAR CT , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414214070000190	11838 DUNBAR CT , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414214070000200	8821 MARLAMOOD LN , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414214070000210	8811 MARLAMOOD LN , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414214070000220	8799 MARLAMOOD LN , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414214070000230	8787 MARLAMOOD LN , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414214070000240	8775 MARLAMOOD LN , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414214070000250	8761 MARLAMOOD LN , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414214070000260	8751 MARLAMOOD LN , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414214070000270	8739 MARLAMOOD LN , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414214070000280	8733 MARLAMOOD LN , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414214070000290	8725 MARLAMOOD LN , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414214070000300	11831 KESWICK WAY , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414214070000310	11843 KESWICK WAY , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414214070000320	11855 KESWICK WAY , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414214070000330	11867 KESWICK WAY , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414214070000340	11879 KESWICK WAY , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414214070000350	11891 KESWICK WAY , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414214070000360	11900 KESWICK WAY , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414214070000370	11980 KESWICK WAY , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414214070000380	11878 KESWICK WAY , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414214070000390	11866 KESWICK WAY , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414214070000400	11854 KESWICK WAY , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414214070000410	11842 KESWICK WAY , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414214070000420	11830 KESWICK WAY , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414214070000450	8677 MARLAMOOD LN , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414214070000460	8665 MARLAMOOD LN , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414214070000470	8653 MARLAMOOD LN , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414214070000480	8641 MARLAMOOD LN , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414214070000490	8629 MARLAMOOD LN , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414214070000500	8617 MARLAMOOD LN , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414214070000510	8605 MARLAMOOD LN , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES

[illegible]

PARID	ADDRESS	NEIGHBORHOOD
00414214070001040	8632 GULLANE CT , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414214070001050	11831 LITTLESTONE CT , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414214070001060	11819 LITTLESTONE CT , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414214070001070	11807 LITTLESTONE CT , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414214070001080	11795 LITTLESTONE CT , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414214070001090	11783 LITTLESTONE CT , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414214070001100	11771 LITTLESTONE CT , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414214070001110	8381 WOODSMUIR DR , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414214070001120	8355 WOODSMUIR DR , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414214070001130	8331 WOODSMUIR DR , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414214070001140	8305 WOODSMUIR DR , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414214070001150	8281 WOODSMUIR DR , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414214070001160	8255 WOODSMUIR DR , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414214070001170	8231 WOODSMUIR DR , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414214070001180	8205 WOODSMUIR DR , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414214070001190	8181 WOODSMUIR DR , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414214070001200	11891 LEETH CT , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414214070001210	11871 LEETH CT , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414214070001220	11851 LEETH CT , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414214070001230	11831 LEETH CT , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414214070001240	11870 LEETH CT , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414214070001250	11890 LEETH CT , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414214070001260	8131 WOODSMUIR DR , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414214070001270	8130 WOODSMUIR DR , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414214070001280	8156 WOODSMUIR DR , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414214070001290	8180 WOODSMUIR DR , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414214070001300	8230 WOODSMUIR DR , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414214070001310	8256 WOODSMUIR DR , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414214070001320	8280 WOODSMUIR DR , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414214070001330	11651 STONEHAVEN WAY , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414214070001340	11671 STONEHAVEN WAY , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414214070001350	11691 STONEHAVEN WAY , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414214070001360	11711 STONEHAVEN WAY , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414214070001370	11731 STONEHAVEN WAY , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414214070001380	11751 STONEHAVEN WAY , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414214070001390	11771 STONEHAVEN WAY , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414214070001400	11791 STONEHAVEN WAY , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414214070001410	11811 STONEHAVEN WAY , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414214070001420	11831 STONEHAVEN WAY , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414214070001430	11851 STONEHAVEN WAY , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414214070001440	11871 STONEHAVEN WAY , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414214070001460	11870 STONEHAVEN WAY , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414214070001470	11850 STONEHAVEN WAY , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414214070001480	8073 WOODSMUIR DR , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414214070001490	8055 WOODSMUIR DR , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414214070001500	8031 WOODSMUIR DR , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414214070001510	8005 WOODSMUIR DR , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414214070001520	7981 WOODSMUIR DR , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414214070001530	7955 WOODSMUIR DR , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES

PARID	ADDRESS	NEIGHBORHOOD
00414214070001540	7931 WOODSMUIR DR , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414214070001550	7905 WOODSMUIR DR , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414214070001560	7881 WOODSMUIR DR , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414214070001570	7855 WOODSMUIR DR , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414214070001580	7831 WOODSMUIR DR , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414214070001590	7805 WOODSMUIR DR , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414214070001600	11859 SANBOURN CT , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414214070001610	11879 SANBOURN CT , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414214070001630	11880 SANBOURN CT , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414214070001640	11860 SANBOURN CT , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414214070001650	7781 WOODSMUIR DR , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414214070001660	7755 WOODSMUIR DR , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414214070001670	7731 WOODSMUIR DR , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414214070001680	7705 WOODSMUIR DR , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414214070001690	7681 WOODSMUIR DR , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414214070001700	7655 WOODSMUIR DR , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414214070001710	7631 WOODSMUIR DR , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414214070001720	7605 WOODSMUIR DR , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414214070001730	11870 TORREYANNA CIR , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414214070001740	11860 TORREYANNA CIR , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414214070001750	11850 CARNEGIE PL , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414214070001760	11955 CARNEGIE PL , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414214070001770	11971 CARNEGIE PL , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414214070001780	11985 CARNEGIE PL , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414214070001790	11880 TORREYANNA CIR , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414214070001800	11890 TORREYANNA CIR , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414214070001810	11900 TORREYANNA CIR , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414214070001820	11910 TORREYANNA CIR , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414214070001830	11920 TORREYANNA CIR , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414214070001840	11930 TORREYANNA CIR , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414214070001850	11940 TORREYANNA CIR , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414214070001860	11950 TORREYANNA CIR , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414214070001870	11960 TORREYANNA CIR , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414214070001880	11970 TORREYANNA CIR , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414214070001890	11980 TORREYANNA CIR , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414214070001910	11528 RIVERCHASE RUN , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414214070001930	11588 RIVERCHASE RUN , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414214070001940	11618 RIVERCHASE RUN , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414214070001950	11646 RIVERCHASE RUN , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414214070001960	11678 RIVERCHASE RUN , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414214070001970	11708 RIVERCHASE RUN , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414214070001980	11738 RIVERCHASE RUN , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414214070001990	11758 RIVERCHASE RUN , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414214070002000	11759 RIVERCHASE RUN , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414214070002010	11737 RIVERCHASE RUN , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414214070002020	11709 RIVERCHASE RUN , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414214070002030	11677 RIVERCHASE RUN , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414214070002040	11647 RIVERCHASE RUN , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414214070002050	11619 RIVERCHASE RUN , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES

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00414214070002060	11589 RIVERCHASE RUN , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414214070002070	11559 RIVERCHASE RUN , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414214070002080	11529 RIVERCHASE RUN , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414214070002100	7706 WOODSMUIR DR , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414214070002110	7730 WOODSMUIR DR , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414214070002120	7756 WOODSMUIR DR , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414214070002130	7780 WOODSMUIR DR , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414214070002140	7806 WOODSMUIR DR , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414214070002150	7830 WOODSMUIR DR , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414214070002160	7856 WOODSMUIR DR , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414214070002170	7880 WOODSMUIR DR , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414214070002180	7906 WOODSMUIR DR , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414214070002190	11820 BLACKWOODS LN , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414214070002200	11790 BLACKWOODS LN , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414214070002210	11760 BLACKWOODS LN , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414214070002220	11730 BLACKWOODS LN , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414214070002230	11700 BLACKWOODS LN , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414214070002240	11670 BLACKWOODS LN , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414214070002250	11640 BLACKWOODS LN , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414214070002260	11609 BLACKWOODS LN , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414214070002270	11639 BLACKWOODS LN , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414214070002280	11669 BLACKWOODS LN , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414214070002290	11699 BLACKWOODS LN , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414214070002310	11759 BLACKWOODS LN , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414214070002320	11789 BLACKWOODS LN , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414214070002330	11819 BLACKWOODS LN , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414214070002340	11849 BLACKWOODS LN , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414214070002350	7980 WOODSMUIR DR , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414214070002360	8006 WOODSMUIR DR , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414214070002370	8030 WOODSMUIR DR , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414214070002380	8056 WOODSMUIR DR , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414214070002390	11790 STONEHAVEN WAY , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414214070002400	11770 STONEHAVEN WAY , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414214070002410	11750 STONEHAVEN WAY , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414214070002420	11730 STONEHAVEN WAY , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414214070002430	11710 STONEHAVEN WAY , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414214070002440	11690 STONEHAVEN WAY , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414214070002450	11670 STONEHAVEN WAY , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414214070002460	11650 STONEHAVEN WAY , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414214070002470	11630 STONEHAVEN WAY , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414214070002480	11610 STONEHAVEN WAY , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414214070002490	11590 STONEHAVEN WAY , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414214070002500	11570 STONEHAVEN WAY , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414214070002510	11520 STONEHAVEN WAY , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414214070002520	8356 WOODSMUIR DR , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414214070002530	8380 WOODSMUIR DR , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414214070010000	9100 BAY HILL DR , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
414214070120000	11998 NORTHLAKE BLVD , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414214070280010	8435 BAY HILL DR , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES

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00414215000005010	12170 NORTHLAKE BLVD , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414226010002550	12001 TORREYANNA CIR , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414226010002560	11991 TORREYANNA CIR , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414226010002570	11981 TORREYANNA CIR , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414226010002580	11971 TORREYANNA CIR , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414226010002590	11961 TORREYANNA CIR , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414226010002600	11951 TORREYANNA CIR , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414226010002610	11931 TORREYANNA CIR , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414226010002620	11921 TORREYANNA CIR , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414226010002630	11911 TORREYANNA CIR , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414226010002640	11901 TORREYANNA CIR , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414226040000010	12085 TORREYANNA CIR , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414226040000020	11879 TORREYANNA CIR , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414226040000030	11869 TORREYANNA CIR , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414226040000040	11859 TORREYANNA CIR , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414226040000050	11849 TORREYANNA CIR , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414226040000060	11923 EAGLES XING , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414226040000070	11915 EAGLES XING , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414226040000080	11899 EAGLES XING , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414226040000090	11891 EAGLES XING , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414226040000100	11883 EAGLES XING , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414226040000110	11875 EAGLES XING , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414226040000120	11867 EAGLES XING , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414226040000130	11859 EAGLES XING , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414226040000140	11851 EAGLES XING , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414226040000150	11843 EAGLES XING , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414226040000160	11835 EAGLES XING , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414226040000170	11827 EAGLES XING , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414226040000180	11858 EAGLES XING , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414226040000190	11866 EAGLES XING , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414226040000200	11874 EAGLES XING , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414226040000210	11882 EAGLES XING , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414226040000220	11890 EAGLES XING , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414226040000230	11898 EAGLES XING , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414226040000240	11906 EAGLES XING , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414226040000250	11914 EAGLES XING , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414226040000260	11922 EAGLES XING , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414226040000270	11750 TORREYANNA CIR , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414226040000280	11760 TORREYANNA CIR , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414226040000290	11770 TORREYANNA CIR , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414226040000300	11780 TORREYANNA CIR , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414226040000310	11938 CARNEGIE PL , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414226040000320	11946 CARNEGIE PL , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414226040000330	11954 CARNEGIE PL , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414226040000340	11962 CARNEGIE PL , PALM BEACH GARDENS, FL 33412	BAYHILL ESTATES
00414222000006210	8023 120TH AVE N, PALM BEACH GARDENS, FL 33412	RUSTIC LAKES
00414223000001002	8936 112TH TER N, PALM BEACH GARDENS, FL 33412	RUSTIC LAKES
00414223000001003	8411 112TH TER N, PALM BEACH GARDENS, FL 33412	RUSTIC LAKES
00414223000001005	11472 83RD LN N, PALM BEACH GARDENS, FL 33412	RUSTIC LAKES

PARID	ADDRESS	NEIGHBORHOOD
00414223000001006	11305 86TH ST N, PALM BEACH GARDENS, FL 33412	RUSTIC LAKES
00414223000001020	11086 89TH ST N, PALM BEACH GARDENS, FL 33412	RUSTIC LAKES
00414223000001030	11105 88TH RD N, PALM BEACH GARDENS, FL 33412	RUSTIC LAKES
00414223000001040	11150 89TH ST N, PALM BEACH GARDENS, FL 33412	RUSTIC LAKES
00414223000001050	11034 88TH RD N, PALM BEACH GARDENS, FL 33412	RUSTIC LAKES
00414223000001060	11265 86TH ST N, PALM BEACH GARDENS, FL 33412	RUSTIC LAKES
00414223000001070	8729 112TH TER N, PALM BEACH GARDENS, FL 33412	RUSTIC LAKES
00414223000001090	8661 112TH TER N, PALM BEACH GARDENS, FL 33412	RUSTIC LAKES
00414223000001100	11439 86TH ST N, PALM BEACH GARDENS, FL 33412	RUSTIC LAKES
00414223000001110	11426 88TH RD N, PALM BEACH GARDENS, FL 33412	RUSTIC LAKES
00414223000001120	8566 112TH TER N, PALM BEACH GARDENS, FL 33412	RUSTIC LAKES
00414223000001130	11278 86TH ST N, PALM BEACH GARDENS, FL 33412	RUSTIC LAKES
00414223000001140	11060 86TH ST N, PALM BEACH GARDENS, FL 33412	RUSTIC LAKES
00414223000001160	11151 88TH RD N, PALM BEACH GARDENS, FL 33412	RUSTIC LAKES
00414223000001170	11086 88TH RD N, PALM BEACH GARDENS, FL 33412	RUSTIC LAKES
00414223000001180	11085 86TH ST N, PALM BEACH GARDENS, FL 33412	RUSTIC LAKES
00414223000001190	11086 86TH ST N, PALM BEACH GARDENS, FL 33412	RUSTIC LAKES
00414223000001200	11440 86TH ST N, PALM BEACH GARDENS, FL 33412	RUSTIC LAKES
00414223000001210	8690 112TH TER N, PALM BEACH GARDENS, FL 33412	RUSTIC LAKES
00414223000001220	11353 86TH ST N, PALM BEACH GARDENS, FL 33412	RUSTIC LAKES
00414223000001230	11465 88TH RD N, PALM BEACH GARDENS, FL 33412	RUSTIC LAKES
00414223000001240	11403 88TH RD N, PALM BEACH GARDENS, FL 33412	RUSTIC LAKES
00414223000001250	11152 88TH RD N, PALM BEACH GARDENS, FL 33412	RUSTIC LAKES
00414223000001260	11208 88TH RD N, PALM BEACH GARDENS, FL 33412	RUSTIC LAKES
00414223000001270	11153 86TH ST N, PALM BEACH GARDENS, FL 33412	RUSTIC LAKES
00414223000001280	8935 112TH TER N, PALM BEACH GARDENS, FL 33412	RUSTIC LAKES
00414223000001300	11334 88TH RD N, PALM BEACH GARDENS, FL 33412	RUSTIC LAKES
00414223000001310	8689 112TH TER N, PALM BEACH GARDENS, FL 33412	RUSTIC LAKES
00414223000005010	11151 83RD LN N, PALM BEACH GARDENS, FL 33412	RUSTIC LAKES
00414223000005020	8424 112TH TER N, PALM BEACH GARDENS, FL 33412	RUSTIC LAKES
00414223000005030	8289 112TH TER N, PALM BEACH GARDENS, FL 33412	RUSTIC LAKES
00414223000005040	11333 81ST CT N, PALM BEACH GARDENS, FL 33412	RUSTIC LAKES
00414223000005050	11334 81ST CT N, PALM BEACH GARDENS, FL 33412	RUSTIC LAKES
00414223000005060	8468 112TH TER N, PALM BEACH GARDENS, FL 33412	RUSTIC LAKES
00414223000005070	8171 112TH TER N, PALM BEACH GARDENS, FL 33412	RUSTIC LAKES
00414223000005080	11150 83RD LN N, PALM BEACH GARDENS, FL 33412	RUSTIC LAKES
00414223000005090	11332 83RD LN N, PALM BEACH GARDENS, FL 33412	RUSTIC LAKES
00414223000005100	11028 83RD LN N, PALM BEACH GARDENS, FL 33412	RUSTIC LAKES
00414223000005110	8065 112TH TER N, PALM BEACH GARDENS, FL 33412	RUSTIC LAKES
00414223000005120	11152 81ST CT N, PALM BEACH GARDENS, FL 33412	RUSTIC LAKES
00414223000005130	11211 81ST CT N, PALM BEACH GARDENS, FL 33412	RUSTIC LAKES
00414223000005140	11232 83RD LN N, PALM BEACH GARDENS, FL 33412	RUSTIC LAKES
00414223000005150	11095 83RD LN N, PALM BEACH GARDENS, FL 33412	RUSTIC LAKES
00414223000005160	11059 81ST CT N, PALM BEACH GARDENS, FL 33412	RUSTIC LAKES
00414223000005180	11090 81ST CT N, PALM BEACH GARDENS, FL 33412	RUSTIC LAKES
00414223000005190	8193 112TH TER N, PALM BEACH GARDENS, FL 33412	RUSTIC LAKES
00414223000005200	11408 83RD LN N, PALM BEACH GARDENS, FL 33412	RUSTIC LAKES
00414223000005210	11440 81ST CT N, PALM BEACH GARDENS, FL 33412	RUSTIC LAKES
00414223000005220	11016 81ST CT N, PALM BEACH GARDENS, FL 33412	RUSTIC LAKES

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00414223000005230	11443 81ST CT N, PALM BEACH GARDENS, FL 33412	RUSTIC LAKES
00414223000005240	11437 81ST CT N, PALM BEACH GARDENS, FL 33412	RUSTIC LAKES
00414223000005250	11276 83RD LN N, PALM BEACH GARDENS, FL 33412	RUSTIC LAKES
00414223000005260	11094 83RD LN N, PALM BEACH GARDENS, FL 33412	RUSTIC LAKES
00414223000005270	11122 83RD LN N, PALM BEACH GARDENS, FL 33412	RUSTIC LAKES
00414223000005280	11151 81ST CT N, PALM BEACH GARDENS, FL 33412	RUSTIC LAKES
00414223000005290	11431 81ST CT N, PALM BEACH GARDENS, FL 33412	RUSTIC LAKES
00414223000005300	11475 83RD LN N, PALM BEACH GARDENS, FL 33412	RUSTIC LAKES
00414223000005310	11020 81ST CT N, PALM BEACH GARDENS, FL 33412	RUSTIC LAKES
00414226050030000	7736 BAY HILL DR , PALM BEACH GARDENS, FL 33412	THE PRESERVE AT BAYHILL ESTATES
00414226050130000	7810 BAY HILL DR , PALM BEACH GARDENS, FL 33412	THE PRESERVE AT BAYHILL ESTATES
00414226060000010	11157 ROCKLEDGE VIEW DR , PALM BEACH GARDENS, FL 33412	THE PRESERVE AT BAYHILL ESTATES
00414226060000020	11151 ROCKLEDGE VIEW DR , PALM BEACH GARDENS, FL 33412	THE PRESERVE AT BAYHILL ESTATES
00414226060000030	11145 ROCKLEDGE VIEW DR , PALM BEACH GARDENS, FL 33412	THE PRESERVE AT BAYHILL ESTATES
00414226060000040	11139 ROCKLEDGE VIEW DR , PALM BEACH GARDENS, FL 33412	THE PRESERVE AT BAYHILL ESTATES
00414226060000050	11133 ROCKLEDGE VIEW DR , PALM BEACH GARDENS, FL 33412	THE PRESERVE AT BAYHILL ESTATES
00414226060000060	11127 ROCKLEDGE VIEW DR , PALM BEACH GARDENS, FL 33412	THE PRESERVE AT BAYHILL ESTATES
00414226060000070	11121 ROCKLEDGE VIEW DR , PALM BEACH GARDENS, FL 33412	THE PRESERVE AT BAYHILL ESTATES
00414226060000080	11115 ROCKLEDGE VIEW DR, PALM BEACH GARDENS, FL 33412	THE PRESERVE AT BAYHILL ESTATES
00414226060000090	11109 ROCKLEDGE VIEW DR , PALM BEACH GARDENS, FL 33412	THE PRESERVE AT BAYHILL ESTATES
00414226060000100	11103 ROCKLEDGE VIEW DR , PALM BEACH GARDENS, FL 33412	THE PRESERVE AT BAYHILL ESTATES
00414226060000110	11097 ROCKLEDGE VIEW DR , PALM BEACH GARDENS, FL 33412	THE PRESERVE AT BAYHILL ESTATES
00414226060000120	11091 ROCKLEDGE VIEW DR , PALM BEACH GARDENS, FL 33412	THE PRESERVE AT BAYHILL ESTATES
00414226060000130	7823 ARBOR CREST WAY , PALM BEACH GARDENS, FL 33412	THE PRESERVE AT BAYHILL ESTATES
00414226060000140	7829 ARBOR CREST WAY , PALM BEACH GARDENS, FL 33412	THE PRESERVE AT BAYHILL ESTATES
00414226060000150	7835 ARBOR CREST WAY , PALM BEACH GARDENS, FL 33412	THE PRESERVE AT BAYHILL ESTATES
00414226060000160	7841 ARBOR CREST WAY , PALM BEACH GARDENS, FL 33412	THE PRESERVE AT BAYHILL ESTATES
00414226060000170	7847 ARBOR CREST WAY , PALM BEACH GARDENS, FL 33412	THE PRESERVE AT BAYHILL ESTATES
00414226060000180	11092 LYNWOOD PALM WAY , PALM BEACH GARDENS, FL 33412	THE PRESERVE AT BAYHILL ESTATES
00414226060000190	11098 LYNWOOD PALM WAY , PALM BEACH GARDENS, FL 33412	THE PRESERVE AT BAYHILL ESTATES
00414226060000200	11104 LYNWOOD PALM WAY , PALM BEACH GARDENS, FL 33412	THE PRESERVE AT BAYHILL ESTATES
00414226060000210	11110 LYNWOOD PALM WAY, PALM BEACH GARDENS, FL 33412	THE PRESERVE AT BAYHILL ESTATES
00414226060000220	11116 LYNWOOD PALM WAY , PALM BEACH GARDENS, FL 33412	THE PRESERVE AT BAYHILL ESTATES
00414226060000230	11122 LYNWOOD PALM WAY , PALM BEACH GARDENS, FL 33412	THE PRESERVE AT BAYHILL ESTATES
00414226060000240	11128 LYNWOOD PALM WAY , PALM BEACH GARDENS, FL 33412	THE PRESERVE AT BAYHILL ESTATES
00414226060000250	11134 LYNWOOD PALM WAY , PALM BEACH GARDENS, FL 33412	THE PRESERVE AT BAYHILL ESTATES
00414226060000260	11140 LYNWOOD PALM WAY , PALM BEACH GARDENS, FL 33412	THE PRESERVE AT BAYHILL ESTATES
00414226060000270	11141 LYNWOOD PALM WAY , PALM BEACH GARDENS, FL 33412	THE PRESERVE AT BAYHILL ESTATES
00414226060000280	11135 LYNWOOD PALM WAY , PALM BEACH GARDENS, FL 33412	THE PRESERVE AT BAYHILL ESTATES
00414226060000290	11129 LYNWOOD PALM WAY , PALM BEACH GARDENS, FL 33412	THE PRESERVE AT BAYHILL ESTATES
00414226060000300	11123 LYNWOOD PALM WAY , PALM BEACH GARDENS, FL 33412	THE PRESERVE AT BAYHILL ESTATES
00414226060000310	11117 LYNWOOD PALM WAY , PALM BEACH GARDENS, FL 33412	THE PRESERVE AT BAYHILL ESTATES
00414226060000320	11111 LYNWOOD PALM WAY , PALM BEACH GARDENS, FL 33412	THE PRESERVE AT BAYHILL ESTATES
00414226060000330	11105 LYNWOOD PALM WAY , PALM BEACH GARDENS, FL 33412	THE PRESERVE AT BAYHILL ESTATES
00414226060000340	11099 LYNWOOD PALM WAY , PALM BEACH GARDENS, FL 33412	THE PRESERVE AT BAYHILL ESTATES
00414226060000350	11093 LYNWOOD PALM WAY , PALM BEACH GARDENS, FL 33412	THE PRESERVE AT BAYHILL ESTATES
00414226060000360	7875 ARBOR CREST WAY , PALM BEACH GARDENS, FL 33412	THE PRESERVE AT BAYHILL ESTATES
00414226060000370	7883 ARBOR CREST WAY , PALM BEACH GARDENS, FL 33412	THE PRESERVE AT BAYHILL ESTATES
00414226060000380	7889 ARBOR CREST WAY , PALM BEACH GARDENS, FL 33412	THE PRESERVE AT BAYHILL ESTATES

[illegible]

PARID	ADDRESS	NEIGHBORHOOD
00414226060001860	11096 ROCKLEDGE VIEW DR , PALM BEACH GARDENS, FL 33412	THE PRESERVE AT BAYHILL ESTATES
00414226060001870	11102 ROCKLEDGE VIEW DR , PALM BEACH GARDENS, FL 33412	THE PRESERVE AT BAYHILL ESTATES
00414226060001880	11108 ROCKLEDGE VIEW DR , PALM BEACH GARDENS, FL 33412	THE PRESERVE AT BAYHILL ESTATES
00414226060001890	11114 ROCKLEDGE VIEW DR , PALM BEACH GARDENS, FL 33412	THE PRESERVE AT BAYHILL ESTATES
00414226060001900	11120 ROCKLEDGE VIEW DR , PALM BEACH GARDENS, FL 33412	THE PRESERVE AT BAYHILL ESTATES
00414226060001910	11126 ROCKLEDGE VIEW DR , PALM BEACH GARDENS, FL 33412	THE PRESERVE AT BAYHILL ESTATES
00414226060001920	11132 ROCKLEDGE VIEW DR , PALM BEACH GARDENS, FL 33412	THE PRESERVE AT BAYHILL ESTATES
00414226060001930	11138 ROCKLEDGE VIEW DR , PALM BEACH GARDENS, FL 33412	THE PRESERVE AT BAYHILL ESTATES
00414226060001940	11144 ROCKLEDGE VIEW DR , PALM BEACH GARDENS, FL 33412	THE PRESERVE AT BAYHILL ESTATES
00414226060180000	11165 ROCKLEDGE VIEW DR , PALM BEACH GARDENS, FL 33412	THE PRESERVE AT BAYHILL ESTATES
00414214000005010	11050 NORTHLAKE BLVD , PALM BEACH GARDENS, FL 33412	



MAR 20 2018

March 19, 2018

Ms. Sharon Bock
Palm Beach County Clerk of the Court
Recording Department
P.O. BOX 4177
West Palm Beach, Florida 33402-4177

RE: ANNEXATION NOTICE

Dear Ms. Bock:

Enclosed, please find a certified copy of Ordinance 24, 2017, formally adopted at the January 4, 2018, Palm Beach Gardens City Council meeting. Per the requirements of the Florida Statutes for Annexation (171.0413 F.S.), the City conducted a referendum of registered voters within the annexation area at the March 13, 2018, Municipal Election. The referendum passed; therefore, the City requests that record of this annexation be filed with the Palm Beach County Clerk of the Circuit Court.

Should you require any additional information, please feel free to call me at (561) 799-4243.

Sincerely,

Natalie M. Crowley, AICP
Director of Planning & Zoning
City of Palm Beach Gardens

Enclosure: Ordinance 24, 2017
Location Map
Annexation Addresses

To Nicole

cc: Ron Ferris, City Manager (w/o attachments)
Verdenia C. Baker, Palm Beach County Administrator
Lorenzo Aghemo, Palm Beach County Planning Director
Anne M. Gannon, Palm Beach County Tax Collector
Dorothy Jacks, Palm Beach County Property Appraiser



Urban Services Report

For the Proposed Annexation of the Area Including Bay Hill Estates, the
Preserve at Bay Hill Estates and Rustic Lakes

November 9, 2017

Prepared by:

Planning and Zoning Department

10500 North Military Trail

Palm Beach Gardens, Florida 33410

I. Introduction

This Urban Services Report sets forth a plan by which urban services will be provided to Bay Hill Estates, the Preserve at Bay Hill Estates, Rustic Lakes, and surrounding areas and their residents if annexed into the City of Palm Beach Gardens by referendum of voters residing within the area. The information contained in this document has been prepared pursuant to State Statute requirements for involuntary annexation contained in §171.042, F.S. As required by that section, the information listed must be provided or addressed in this urban services report.

- 1) A map of the City and adjacent territory showing the present and proposed municipal boundary.
- 2) A map of the general land-use pattern in the area proposed to be annexed.
- 3) A map indicating the location of existing major trunk mains for potable water and sanitary sewer interceptors and outfalls, and the proposed extension of such mains and outfalls, if required to serve the area proposed to be annexed.
- 4) A statement certifying that the area proposed to be annexed is reasonably compact, is contiguous to the City, and meets the test for being considered urban or is undeveloped but is located between the City limits and an area developed for urban purposes.
- 5) 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.
- 6) A proposed timetable for constructing major water trunk mains and sewer mains to serve the area proposed to be annexed, if existing water and sewer mains are not available to serve that area.
- 7) Plans on how the City will fund the municipal facilities and services needed to serve the area proposed to be annexed.

Section 171.042 F.S. also requires that a copy of this plan be submitted to the Palm Beach County Board of County Commissioners fifteen days prior to the City initiating formal proceedings and a voter referendum for involuntary annexation.

II. General Description of the Annexation Area

A. Location:

The proposed annexation area is comprised of the gated residential communities of Bay Hill Estates, the Preserve at Bay Hill Estates, and Rustic Lakes, a utility parcel containing a Comcast facility as well as vacant commercial parcels abutting Northlake Boulevard. All parcels are located

within unincorporated Palm Beach County. The 1,371-acre area is bounded on the north by the City of Palm Beach Gardens' Sandhill Crane Golf Club, the gated community of Osprey Isles and the future developments of Ancient Tree and Avenir, on the east by the Ibis Golf and Country Club, on the west and south by the unincorporated community The Acreage.

B. Subject Properties—Existing Land Use:

- 1) **Bay Hill Estates** is a built-out, single-family home, gated community arranged around a golf course. The community contains numerous retention areas to deal with stormwater run-off on site. The community provides open space for passive recreation in addition to the golf course.
- 2) **The Preserve at Bay Hill Estates** is a built-out, single-family home community adjacent to an area set aside as a preserve. The community's recreational amenities include a tennis court, basketball court, soccer fields, passive parks, and walking paths for the residents. The Preserve at Bay Hill Estates shares the entry gate with Bay Hill Estates.
- 3) **Rustic Lakes** is a large-lot agricultural residential gated community that is mostly built out. Limited agricultural uses such as equestrian, ornamental plants, and fish farms exist within the community. No formal recreational facilities are provided.
- 4) **The remaining parcels** are vacant commercial parcels fronting Northlake Boulevard and a Comcast utility parcel.

C. Subject Properties – Future Land Use:

- 1) **Bay Hill Estates** has a Palm Beach County (PBC) Future Land Use designation of Rural Residential, which permits up to one dwelling unit per 2.5 acres (RR-2.5).
- 2) **The Preserve at Bay Hill Estates** has a PBC Future Land Use designation of Rural Residential, which permits up to one dwelling unit per 2.5 acres (RR-2.5).
- 3) **Rustic Lakes** has a PBC Future Land Use designation of Rural Residential, which permits up to one dwelling unit per 5 acres (RR-5).
- 4) **The vacant commercial parcels** have a Commercial Office Low, with an underlying designation of Rural Residential, which permits up to one dwelling unit per 5 acres (PBC CL-O/RR-5) and Commercial Low, with an underlying designation of Rural Residential, which permits up to one dwelling unit per 5 acres (PBC CL/RR-5). The Comcast utility parcel has a Rural Residential, which permits up to one dwelling unit per 5 acres (PBC RR-5).

D. Subject Properties – Zoning:

- 1) **Bay Hill Estates** has a PBC zoning designation of Residential Estate (RE) with a Planned Unit Development (PUD), which permits single-family residential and recreational uses.

- 2) **The Preserve at Bay Hill Estates** has a PBC zoning designation of Residential Estate (RE) with a Planned Unit Development (PUD), which permits single-family residential and recreational uses.
- 3) **Rustic Lakes** has a PBC zoning designation of Agricultural Residential (AR) which permits single-family residential, recreational, and agricultural uses.
- 4) **The vacant commercial parcels** have a PBC zoning designation of Agricultural Residential (AR) and PBC MUPD (Multiple Use Planned Development) which permits commercial and residential uses.

E. Surrounding Future Land Use Regulations and Zoning Districts:

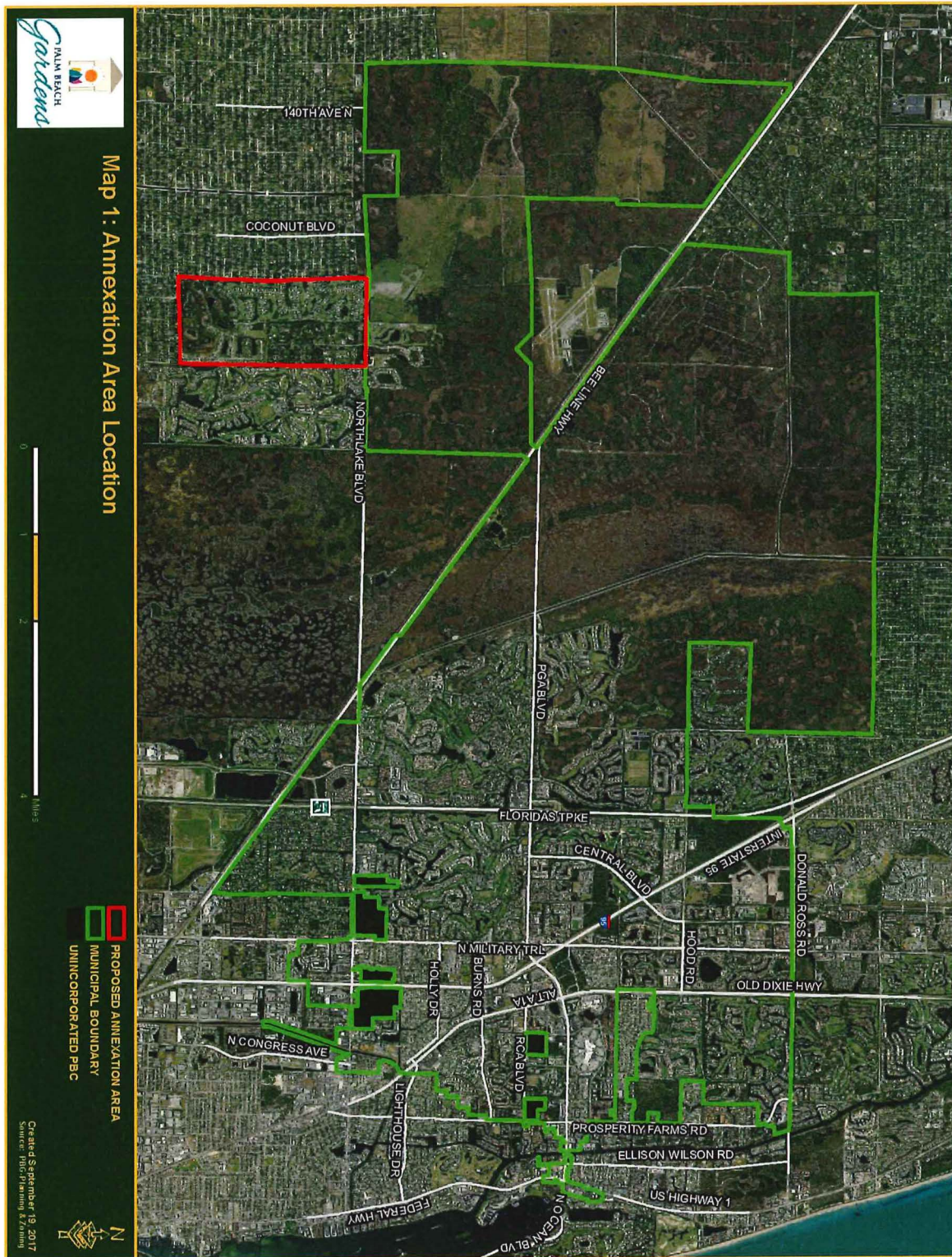
The proposed annexation area is bounded on the east by the Ibis Golf and Country Club development within the City of West Palm Beach and the Acreage neighborhood on the west and south. To the north across Northlake Boulevard lies the City of Palm Beach Gardens' Sandhill Crane Golf Club and the recently annexed developments of the Ancient Tree property and the community of Osprey Isles.

Table 1: Surrounding Existing & Future Land Uses & Zoning Districts		
DIRECTION	LAND USE	ZONING
NORTH	Mixed Use (MXD), Golf, Residential Low (RL) (PBG) Residential Low, 1 dwelling unit per acre, (LR-1), Commercial Low Office, with a Residential Medium underlying, 8 dwelling units per acre (CL-O/8) (PBC)	Mixed Use District (MXD), Professional and Institutional District (P/I), Planned Unit Development (PUD) with an underlying Residential Low (RL-2) (PBG), Residential PUD, MUPD (Multiple Use Planned Development) (PBC)
SOUTH	Rural Residential, 1 unit per 2.5 acres (RR-2.5) (PBC)	Agricultural Residential (AR) (PBC)
EAST	Residential Medium (RM) (WPB)	Residential Planned Development (RPD) (WPB)
WEST	Rural Residential, 1 unit per 2.5 acres (RR-2.5) Rural Residential, 1 unit per 10 acres (RR-10) (PBC)	Agricultural Residential (AR) (PBC)

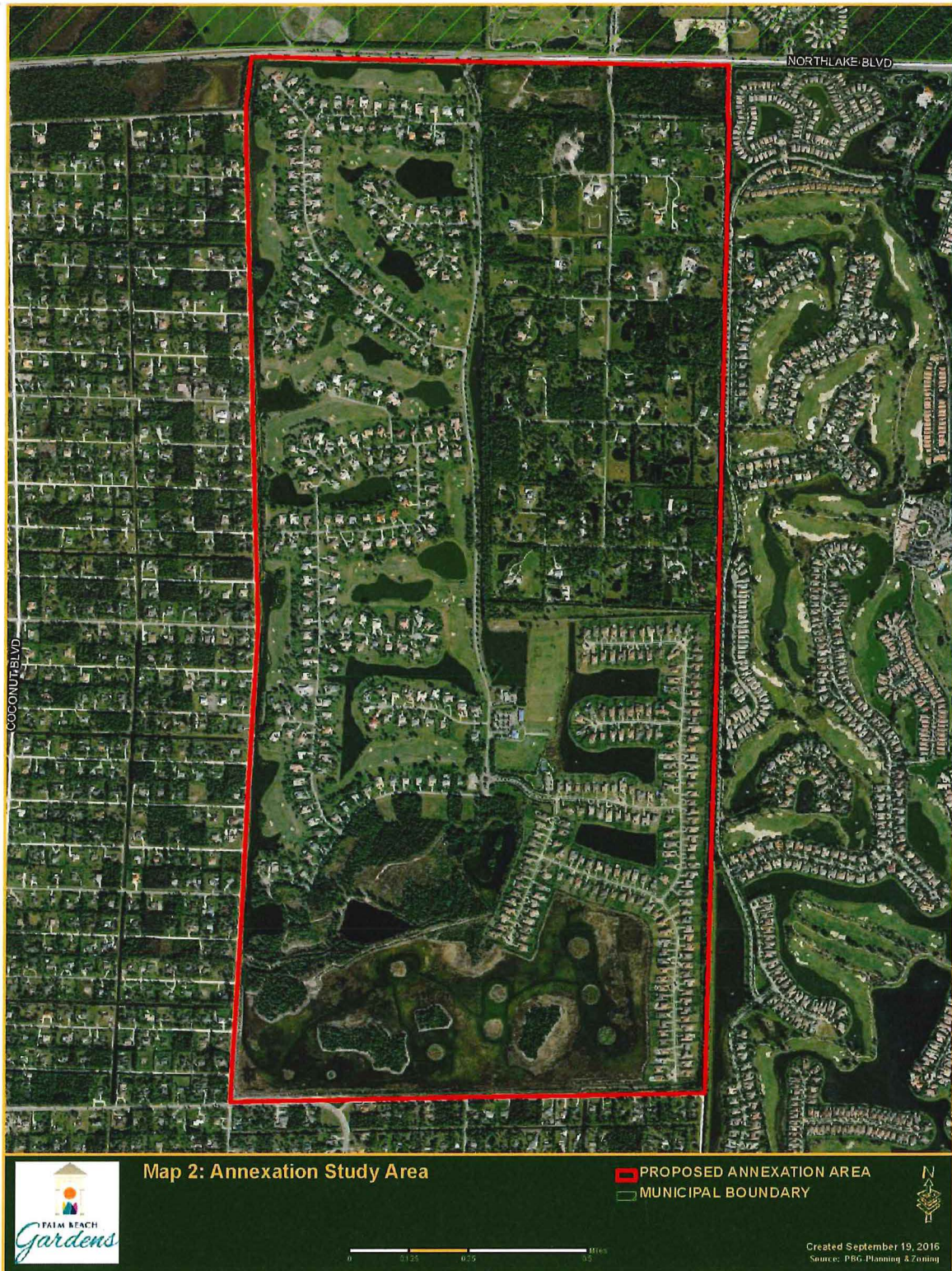
F. Population:

The existing population of the annexation area is estimated by multiplying the number of dwelling units by the average household size of 2.1144 as established by the University of Florida Bureau of Economic and Business Research (BEBR) population estimates. The Palm Beach County Property Appraiser's database identifies a total of 542 dwelling units (single family). Thus, the population would be estimated at 1,146 people (542 X 2.1144 persons per household as established by BEBR).

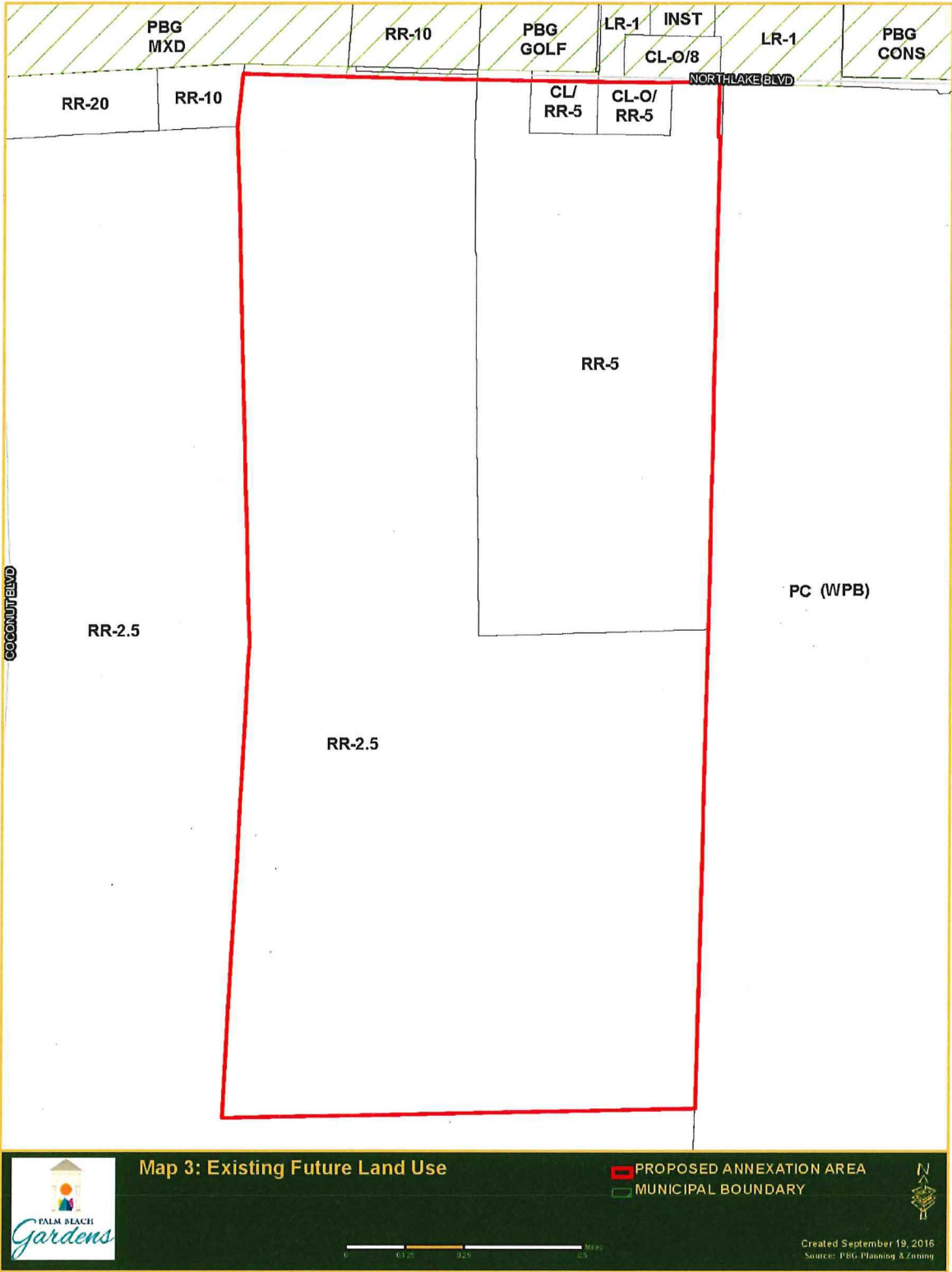
Map 1: Location Map



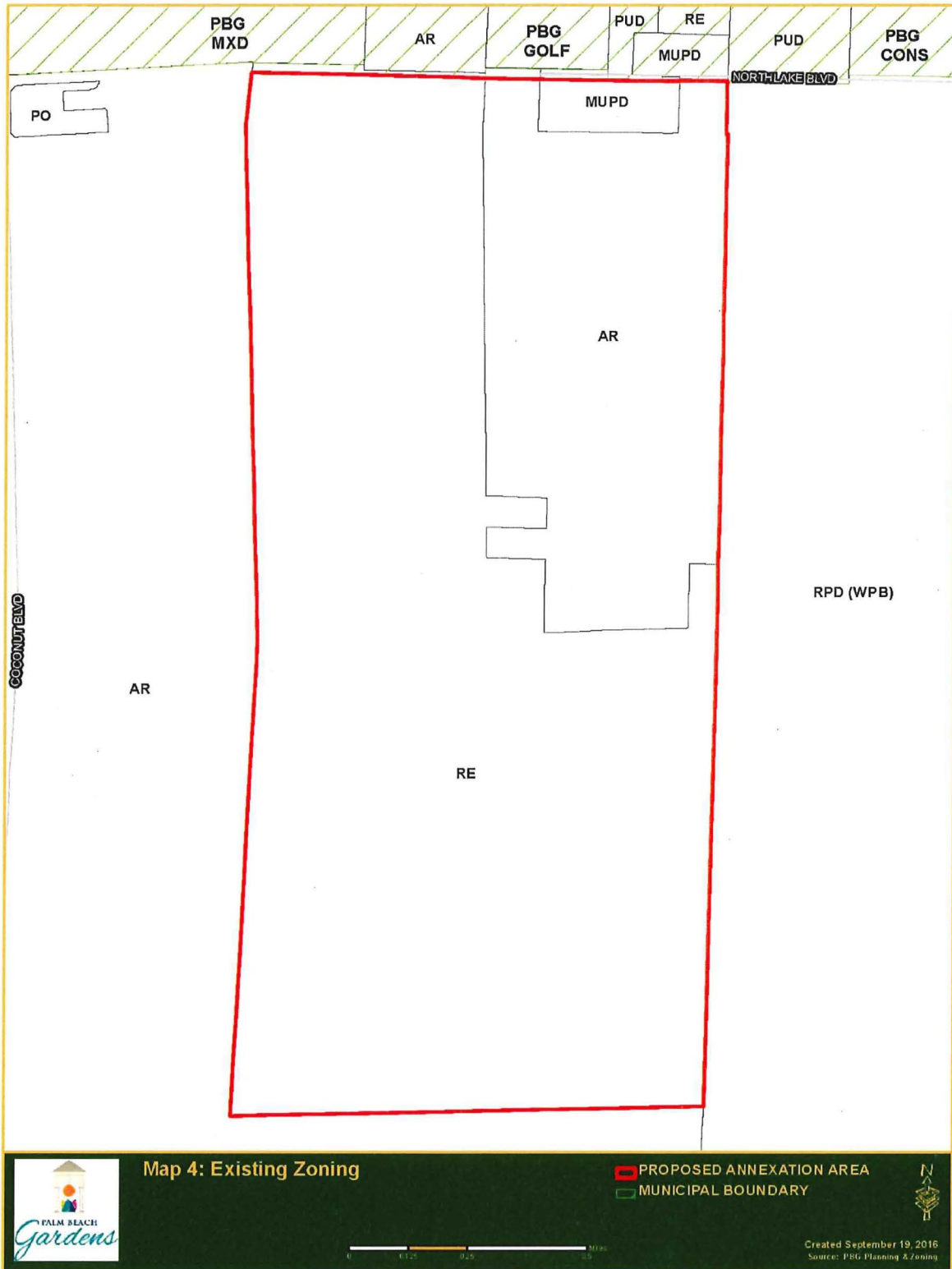
Map 2: Annexation Study Map



Map 3: Future Land Use Map



Map 4: Zoning Map



III. Compliance with Florida Statutes, Character of the Area to be Annexed

Chapter 171.043 Florida Statutes outlines the general criteria that an area being considered for annexation must satisfy before a municipal government can proceed with an annexation of an area by voter referendum. Chapter 171.043 requires that any annexation must be able to meet Subsections (1) and (2) as written below:

- 1) The total area to be annexed must be contiguous with the municipality's boundaries at the time the annexation proceeding is begun and reasonably compact, and no part of the area shall be included within the boundary of another incorporated municipality.
- 2) Part or all of the area to be annexed must be developed for urban purposes. An area developed for urban purposes is defined as an area which meets any of the following standards.
 - a) It has a total residential population equal to at least two (2) persons for each acre of land included within its boundaries.
 - b) It has a total residential population equal to at least one (1) person for each acre of land included within its boundaries and is subdivided into lots and tracts so that at least 60 percent of the total number of lots and tracts are one acre or less in size; or
 - c) It is so developed that at least 60 percent of the total number of lots and tracts in the area at the time of annexation are used for urban purposes, and it is subdivided into lots and tracts so that at least 60 percent of the total acreage, not counting the acreage used at the time of annexation for nonresidential urban purposes, consists of lots and tracts 5 acres or less in size.

Staff Response

The proposed annexation area (Bay Hill Estates, the Preserve at Bay Hill Estates, and Rustic Lakes) is compact and lies solely in Palm Beach County. The subject site is contiguous to the City of Palm Beach Gardens on the north. Thus, the first standard is met because the proposed annexation area is not within any other municipal boundary, is contiguous with the City of Palm Beach Gardens' municipal boundary, and is compact.

The proposed annexation area contains 642 parcels of which 605 parcels, or 1,120.70 acres, are developed for urban purposes as defined in Chapter 171, *Florida Statutes*, or 81.74%. Of the 605 parcels developed for urban purposes, 62.34%, or 698.7 acres, are subdivided into lots and tracts of five (5) acres or less in size. This development pattern meets criteria 2) c) above.

In summary, the proposed annexation meets the requirements of Chapter 171 concerning the character of the area to be annexed.

IV. Inventory of Public Service Facilities

A. Potable Water Service:

The areas identified to be annexed are within the water service area boundaries for the Palm Beach County Water Utilities Department. Potable water service for the Rustic Lakes subdivision currently is provided through private water wells located on the individual residential lots throughout the development. The two commercial lots along the northern boundaries of the Rustic Lakes subdivision will receive potable water service via the existing water main located on nearby Northlake Boulevard adjacent to the parcels.

The Bay Hill Estates subdivision installed a Palm Beach County Water Utilities Department potable water main service line in 2011. Homeowners presently have the option of continuing to use their existing well water or to connect to the newly installed potable water system. The water main was installed per Palm Beach County Municipal Service Taxing Units and the cost is assessed on resident's property tax each year whether they make the connection to the water service line or not.

If water service improvements are requested by the Rustic Lakes subdivision in the future, they could be financed as part of the City's Neighborhood Improvement Assessment Program, a Community Development Block Grant, or other potential alternative means of financing. The City's Level of Service for Potable Water is 189 gallons per day per capita for urban areas and water wells per Florida Department of Environmental Protection (FDEP) and Public Health Department Regulations for rural areas. Since the areas to be annexed currently meet the level of service for potable water within the City, no modifications are required at the time of annexation.

B. Sanitary Sewer Services:

The areas to be annexed are within the sanitary sewer service area boundaries of the Palm Beach County Water Utilities Department. Currently, the Bay Hill Estates and Rustic Lakes subdivisions' sanitary sewer service is provided through onsite residential septic and drain field systems. The City's Level of Service for Sanitary Sewer is 107 gallons per day per capita for urban areas and septic tanks per FDEP and Public Health Department Regulations for rural areas. Due to the large size of these lots, this method of sewer disposal meets the City's established level of service. The two commercial lots north of the Rustic Lakes subdivision will be required to connect to the existing sanitary force main adjacent to the property when a development application is received for the properties.

If sewer improvements are requested by the Rustic Lakes and Bay Hill Estates subdivisions in the future, they could be financed as part of the City's Neighborhood Improvement Assessment Program, a Community Development Block Grant, or other potential alternative means of financing. Since the areas to be annexed currently meet the level of service for sanitary sewer within the City, no modifications are required at the time of annexation.

C. Park and Recreation Services:

Palm Beach County is currently responsible for providing park and recreation facilities for the residents of the subject area. The City of Palm Beach Gardens will provide park and recreational facilities for the residents of the subject area if they are annexed into the City. However, it must be noted that some recreational facilities are located within the communities and both communities are in proximity to the City of Palm Beach Gardens' Sandhill Crane Golf Club. It is possible that these residents already utilize City park and recreational facilities.

The City has established a level of service for parks and recreation facilities of five (5) acres per 1,000 residents. Currently, the City has approximately 363.08 acres of park space. This is without the approximately 115 acres of land the City will receive via public dedication from the Avenir development to the northwest of the annexation area. Based on the existing population estimate of 1,146 residents for the proposed annexation area, the City's existing park and recreation facilities are sufficient to accommodate this additional population and still maintain the level-of-service standards for park and recreation facilities adopted in the City's Comprehensive Plan.

D. Police Protection:

Police protection for the annexation area is currently provided by the Palm Beach County Sheriff's Office. If the area is annexed, the City of Palm Beach Gardens will provide police protection. The proposed annexation of the subject area will not exceed the established level of service (LOS) for police. The level of service is established by factoring the number of calls for service, average time for calls, administrative duties related to calls, and planned activity/neighborhood patrols into a formula to determine the required staffing for a population.

The population estimate of the City of Palm Beach Gardens and the proposed annexation area is 53,194 (52,048 plus 1,146). In 2015, 509 calls for law enforcement assistance were received from the proposed annexation area. There are 120 officers under the Chief of Police. Using the LOS standard, the City would meet the standard, absent any additional population growth.

E. Fire Protection:

Palm Beach Gardens Fire Rescue is a full-service fire rescue agency providing fire suppression, advanced life support including transport, fire inspections, fire investigations and community education. Currently, Fire Rescue services for the proposed annexation area are provided by WPB Fire Station #8 and will continue until the future Palm Beach Gardens Avenir Station is available for service. The Palm Beach Gardens Fire-Rescue Department has the capacity to meet the Level-of-Service standards for the proposed annexation area.

The Master Plan for the Avenir development has dedicated 15 acres for a Police and Fire annex to service the western portions of the City. The additional anticipated calls for service resulting from this annexation, along with the additional calls resulting from the recent annexation of properties along Northlake Boulevard, will likely necessitate accelerating the construction of the Avenir Station. This will result in additional capital and personnel costs. The total amount of these additional costs is currently being studied.

F. Code Enforcement:

The City of Palm Beach Gardens Neighborhood Services (Code Compliance) Division currently divides the 56-square-mile City into six (6) inspection zones. The neighborhood that is identified for the proposed annexation would be incorporated into Code Compliance Zone 6, which is a shared officer responsibility. The Division consists of five full-time Code Compliance Officers, one field Supervisor and seven marked vehicles. The City anticipates no adverse impact on the current workload by the proposed annexation.

G. Public Services:

Public Services means a broad public works type services that business and residents receive from the City. The LOS for Public Services is calculated by estimating annual expenses to provide the following primary elements within each area:

- 1) Road/Sidewalks Maintenance,
- 2) Street Sweeping,
- 3) Mosquito Spraying,
- 4) Stormwater System Maintenance, and
- 5) Canal Maintenance.

All three communities are gated communities and the roads, sidewalks and stormwater management systems are privately owned and maintained. The Indian Trail Improvement District owns and maintains a pump station on the western boundary of Bay Hill Estates. An estimate of the cost to provide public services to the annexed area only includes actual material or contractual costs that would be incurred, and does not include internal labor costs. Internal labor costs would not be impacted unless multiple areas are annexed; therefore, labor costs would need further evaluation upon such occurrence.

Estimated cost of Public Services: \$11,290.65

H. Solid Waste:

Solid waste expenditures were based on fees set by the City's ordinance for Single-Family or Multi-Family residential units multiplied by the number of units in the proposed annexation areas (Single-Family or Multi-Family fee x Number of dwelling units). Revenues were calculated using the City's ordinance for franchise fee(s) per dwelling unit.

Estimated cost of Solid Waste removal: \$56,910.00

I. General Municipal Government:

The City currently provides community development services through the Planning and Zoning and Building Departments, which issue building permits, review site plans, issue certificates of occupancy, ensure that development complies with the City's Comprehensive Plan and handle other issues relating to the development of the City.

The Planning and Zoning Department also provides for zoning regulation and rezoning of City land areas. The land use and zoning of the area proposed for annexation may be redesignated within one to two years of the date of annexation. Particular care will be exercised in redesignation, to assure that full developmental rights will be preserved for newly annexed areas. Further information on the proposed annexation may be obtained through the Planning and Zoning Department.

The City's Administration provides overall coordination of all City services and support services including Human Resources, Purchasing, Finance, Legal, and Public Information for all City departments. The per capita cost of the City providing general government services within the current municipal boundary was \$305.88 for the year 2016. This estimate is calculated using the following factors:

- a. 2015 Annual Financial Report
- b. Population projections of 51,532 provided by the Bureau of Economic and Business Research (BEBR), University of Florida, 516 added persons resulting from the annexation of Osprey Isles and Carleton Oaks in March 2017, and the additional population for the proposed annexation area of 1,146 persons.

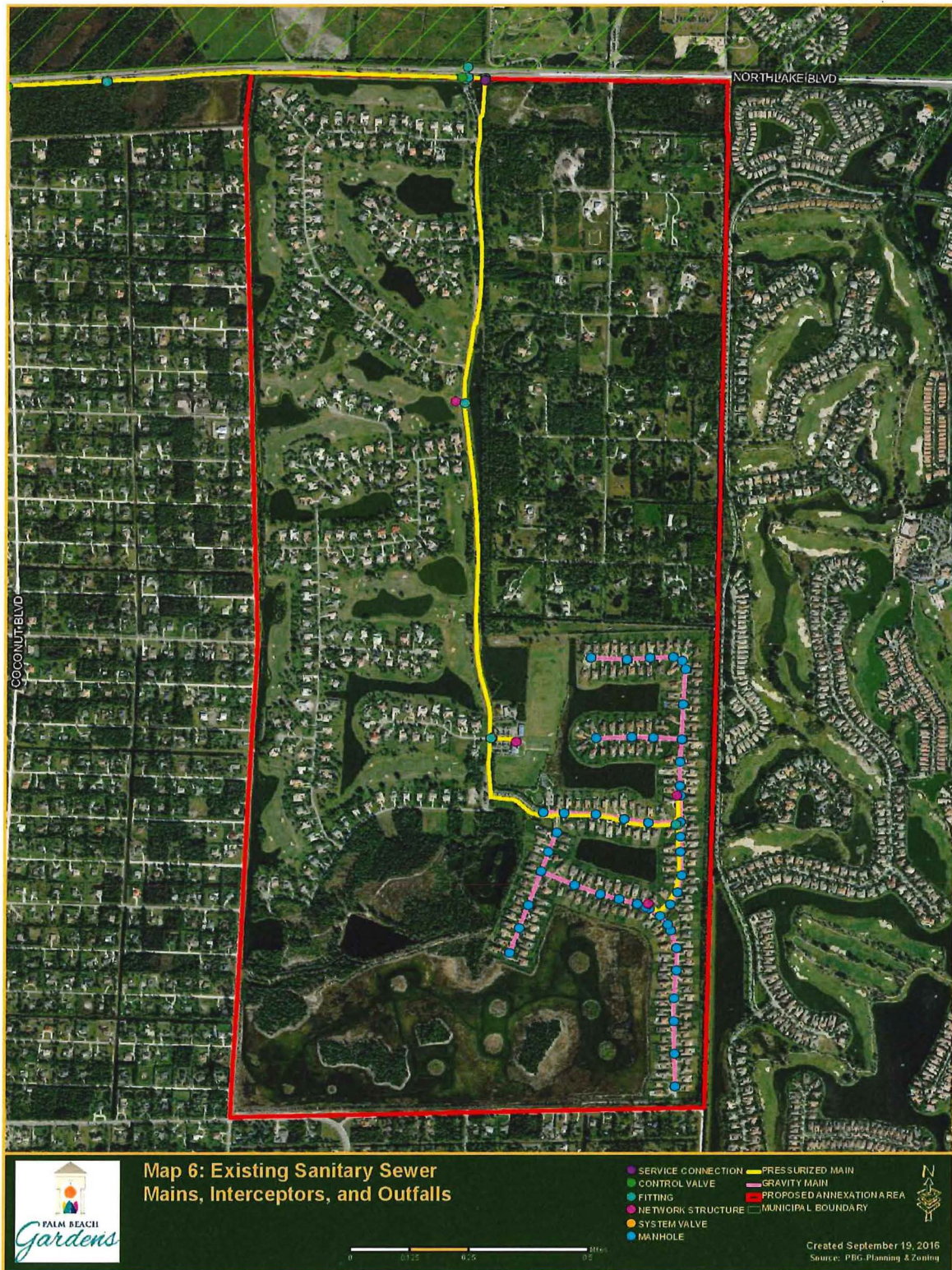
The extension of urban services to the proposed annexation areas will not require any additional overhead.

Estimated Total Costs: \$350,538.00

Map 5: Potable Water Mains Map



Map 6: Sanitary Sewer Water Main Map



V. COST ESTIMATES FOR PROVIDING PUBLIC AND GENERAL MUNICIPAL GOVERNMENT SERVICES

The preceding section indicates that the annexation of the proposed area properties will not require any additional funding to provide required urban services. As this report notes, this is because the annexation will not adversely affect established Levels of Service for parks and recreation, police and fire protection, and code enforcement. The additional costs to the City of Palm Beach Gardens will be for increased mosquito spraying, additional refuse collection, and general government services.

Table 2 below indicates the total estimated annual costs of providing additional public services to the proposed annexation areas at the time of annexation.

TABLE 2: ESTIMATED COSTS OF PROVIDING ADDITIONAL PUBLIC SERVICES	
PUBLIC SERVICE	ESTIMATED COST
Potable Water	\$ 0.00
Sanitary Sewer	0.00
Parks and Recreation	0.00
Public Services	11,290.65
Police Protection	0.00
Fire Protection	0.00
Refuse Collection	56,910.00
General Government	350,538.00
TOTAL	418,738.65

VI. Potential Sources of Revenue for Providing Public Services

There are various sources of revenue available to the City for maintaining the urban services needed for the annexation area. These revenue sources include ad Valorem taxes, communications service tax, and franchise fees. Each of these revenue sources is based on real property values, utility service consumption, or population. If Bay Hill Estates, the Preserve at Bay Hill Estates, and Rustic Lakes are annexed into the City of Palm Beach Gardens, each of these factors are anticipated to provide additional revenues.

A. Ad Valorem Taxes:

It is estimated that the annual ad Valorem taxes that will be generated from annexing the proposed areas will be approximately \$1,307,421. This figure is calculated by multiplying the total assessable value of \$230,675,323.00 (accounts for properties with existing homestead exemptions)

for the annexation areas, as determined by the Palm Beach County Property Appraiser multiplied by the City's current millage rate (0.00555) plus debt (0.00011178) of 0.0056678.

B. Franchise Tax:

In 2015, the City received \$5,425,438 (Annual Audit Report 2016) in revenue from franchise taxes, which equates to a per capita amount of \$104.24. This per capita figure is calculated by dividing the total amount of franchise fee revenue by the most recent population estimate of 52,048 permanent residents for the City.

Annexing the proposed annexation area will generate approximately \$119,459 in additional revenue. This figure is calculated by multiplying the 2016 per capita figure for franchise taxes of \$104.24 times the estimated existing population of 1,146 residents within the annexation area.

C. Communications Service Tax:

In 2015, the City received \$2,015,310 (Annual Audit Report 2016) in revenue from the communications service taxes, which equates to a per capita amount of \$38.72. This per capita figure is calculated by dividing the total amount of communications service taxes by the most recent population estimate of 52,048 permanent residents for the City.

Annexing the proposed annexation area will generate approximately \$44,373 in additional revenue. This figure is calculated by multiplying the 2016 per capita figure for franchise taxes of \$38.72 times the estimated existing population of 1,146 residents within the annexation area.

Table 4 shown below indicates the estimated annual revenue that the City of Palm Beach Gardens can expect to collect in the first year because of the proposed annexation. This table indicates the sources of revenue from ad valorem taxes, franchise taxes, and the communications service tax.

TABLE 4: ESTIMATED FIRST YEAR REVENUE	
REVENUE SOURCE	ESTIMATED REVENUE
Ad valorem taxes	\$1,307,421
Franchise tax	\$119,459
Communications service tax	\$44,373
TOTAL	\$1,471,253

VII. Conclusion

In conclusion, this proposed annexation of Bay Hill Estates, the Preserve at Bay Hill Estates, and Rustic Lakes, as shown in this Urban Services Report, meets all the State requirements noted in Chapter 171, *Florida Statutes*, to qualify for annexation into the City of Palm Beach Gardens. The subject area is appropriate for annexation into the boundaries of the City of Palm Beach Gardens because the subject area is compact and contiguous to the existing borders of the City of Palm Beach Gardens on the north. In addition, the area can clearly be characterized as a compact urban

location because at least 60 percent of the total number of lots and tracts in the area are used for urban purposes, and it is subdivided into lots and tracts so that at least 60 percent of the total acreage, not counting the acreage used for nonresidential urban purposes, consists of lots and tracts five (5) acres or less in size. Finally, the proposed annexation of Bay Hill Estates, the Preserve at Bay Hill Estates, and Rustic Lakes is financially feasible because the benefits of annexation will greatly assist any capital project necessary to provide for extending urban services on the date of annexation in the same manner as such services are provided within the rest of the City.

Overall, the annexation of these properties will be beneficial to the City of Palm Beach Gardens and the residents of the proposed annexation area.