

# OVERVIEW OF ANNEXATION



TREASURE COAST REGIONAL PLANNING COUNCIL

MAY 2023

Martin County

# Palm Beach County

SR 710 / Beeline Hwy

Indiantown Rd

Tequesta  
Jupiter Inlet Colony

Jupiter

Palm Beach Gardens

Juno Beach

North Palm Beach

Lake Park

Riviera Beach

Palm Beach Shores

Mangonia Park

Northlake Blvd

West Palm Beach

Palm Beach

0 1 2 3 4 5 6 7 8 Miles

Pahokee

SR 80

SR 80

CR 880 / Canal Street

Westlake

Loxahatchee Groves

Royal Palm Beach

Haverhill

Cloud Lake  
Glen Ridge

Lake Clarke Shores

Palm Springs

South Bay

Belle Glade Rd

Belle Glade

Wellington

SR 80

Greenacres

Atlantis

Lake Worth

South Palm Beach

Hypoluxo

Manalapan

Ocean Ridge

Briny Breezes

Gulf Stream

Hendry County

CR 827

FL Turnpike

Boynton Bch Blvd

Boynton Beach

Ocean Ridge

Briny Breezes

Gulf Stream

Golf

Atlantic Ave

Delray Beach

Highland Beach

SR 7/US 441

Glades Rd

Boca Raton

Broward County



Treasure Coast  
Regional Planning Council  
October 2016

Lake  
Okeechobee



# Types of Annexation

- Voluntary
- Majority Voluntary
- Referendum
- Legislative
- Enclave Interlocal



# Voluntary Annexation

- Property owner asks to become part of Pahokee
- Contiguous (substantially touching boundary)
- Compact
- No limit on size or frequency
- Check for Unincorporated Protection Area

# Majority Voluntary Annexation

- No registered voters
- Owners of > 50% of the land area and >50% of the number of parcels want to annex
- The rest of the area comes along too (i.e. the majority owners have the say-so)
- Still have to be contiguous and compact and address UPA issues

# Referendum Annexation

- Registered voters voting like an election
- Majority rules
- Don't know the outcome until election is held – no refund on the cost if it fails
- Still have to be contiguous and compact and address UPA issues

# Legislative Annexation

- Special Bill passed by the Florida Legislature
- Must be supported by the Local Delegation
- Opposition typically means “no-go”
- Rare

# Enclave Interlocal Annexation

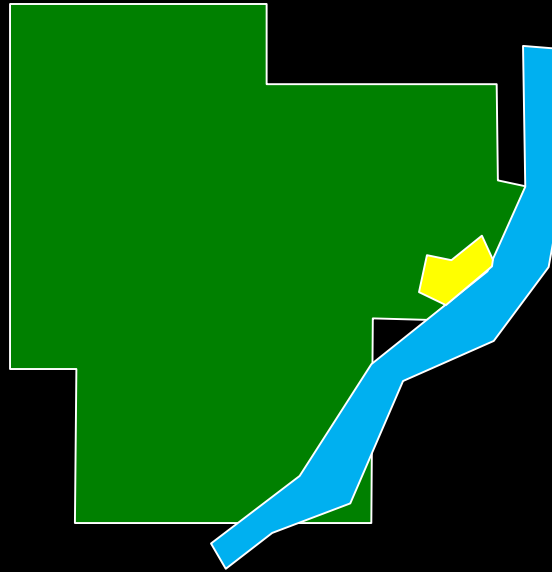
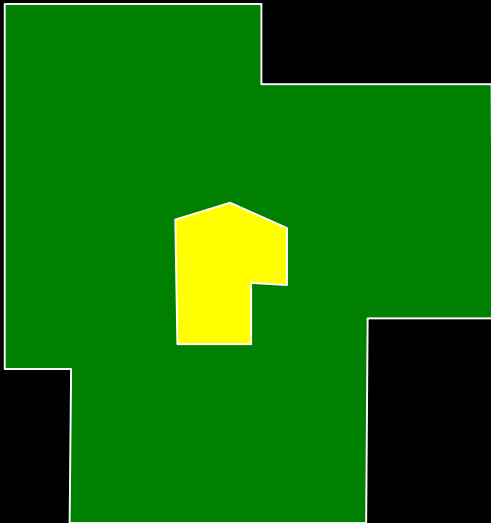
- An area bounded on all sides by the municipality and/or a natural feature that prevents access
- Less than 110 acres
- Interlocal Agreement between City and County
- Pahokee doesn't appear to have any enclaves?



# Annexation and Enclaves

**Annexation:** The process whereby property that lies outside of the boundary of a municipality is brought within municipal limits.

**Enclave:** Unincorporated land surrounded by a municipality or a barrier such as a canal that prevents access to the area except through the municipality (depicted in **yellow**).



# Unincorporated Protection Area

- Established by Palm Beach County by Ordinance
- Unincorporated area outside of the Urban Service Area
- Voluntary Annexation requires consent by Palm Beach County Board of County Commissioners (supermajority of 5 yes votes)
- Green area on the map

# City of Pahokee

## Future Annexation Area



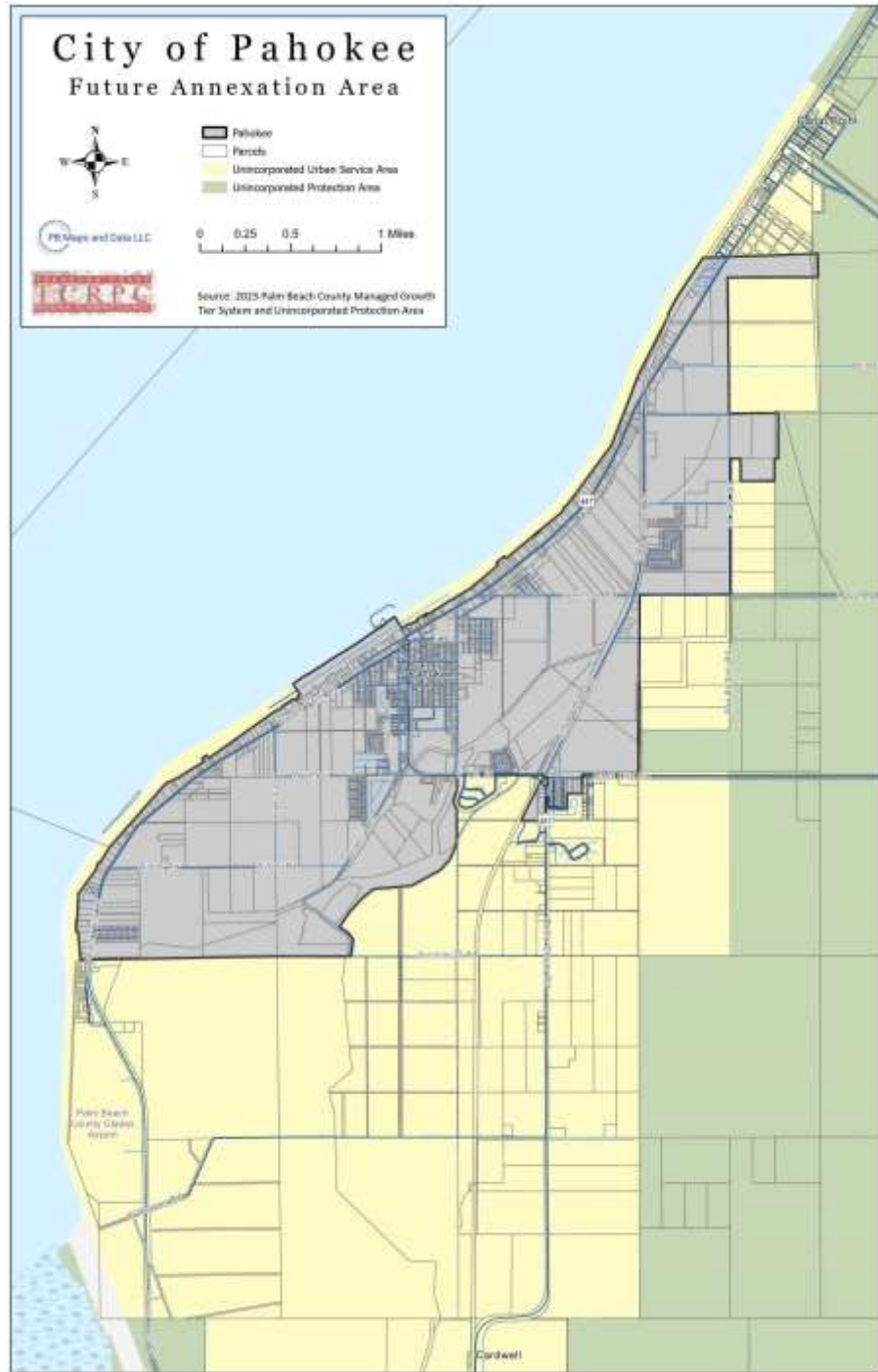
- Pahokee
- Parishes
- Unincorporated Urban Service Area
- Unincorporated Protection Area

PB Maps and Data LLC

0 0.25 0.5 1 Miles



Source: 2025 Palm Beach County Managed Growth Tier System and Unincorporated Protection Area



# Concerns with Annexation Pattern

- Inefficient Service Delivery for City and County
- Difficult to Plan for Orderly Development
- Jurisdictional Confusion
- Roadway Ownership and Maintenance
- Unfair Benefits Without Tax Payments

# Challenges with Annexation

- Unmotivated Owners
- What are the Benefits?  
To the City?  
To the Land Owner?
- Developed Property
- Infrastructure Deficiencies
- Lack of Political Will



# Fiscal Impacts

- Change in Ad Valorem Taxes
  - Pahokee City Tax 6.54 added onto Property Tax Bill
  - Net change of + 6.54 mils
- Change in Non-Ad Valorem Taxes
  - No Change
- Change in Utility Rates
  - No Change
- Change in Franchise Fees (electric, telephone)
  - Unknown, typically not significant
- Advertising and Recording Fees (ANX, CPA, ZC?)

# What are the Benefits to the Owner ?

- Faster Building Permits
- Parks and Recreation Fee Reduction (Resident Rate)
- Street Lights (depending on circumstances)
- Focused PBSO Law Enforcement (Contract)
- Code Enforcement (Local, Engaged, Nearby)
- Enhanced Development Rights (case by case)
- Span of Representation (1 per 1,116 vs. 1 per 216,879 at PBC)
- Consider the benefits to the Residents distinct from the Owner

# Who are the Involved Parties ?

- Pahokee City Council
- Pahokee City Staff
- County Planning Division (and sometimes Commission)
- Residents
- Property Owner
- Palm Beach County Water Utilities Department
- Pahokee Housing Authority (who else has to approve for them? HUD? State?)



# City of Pahokee

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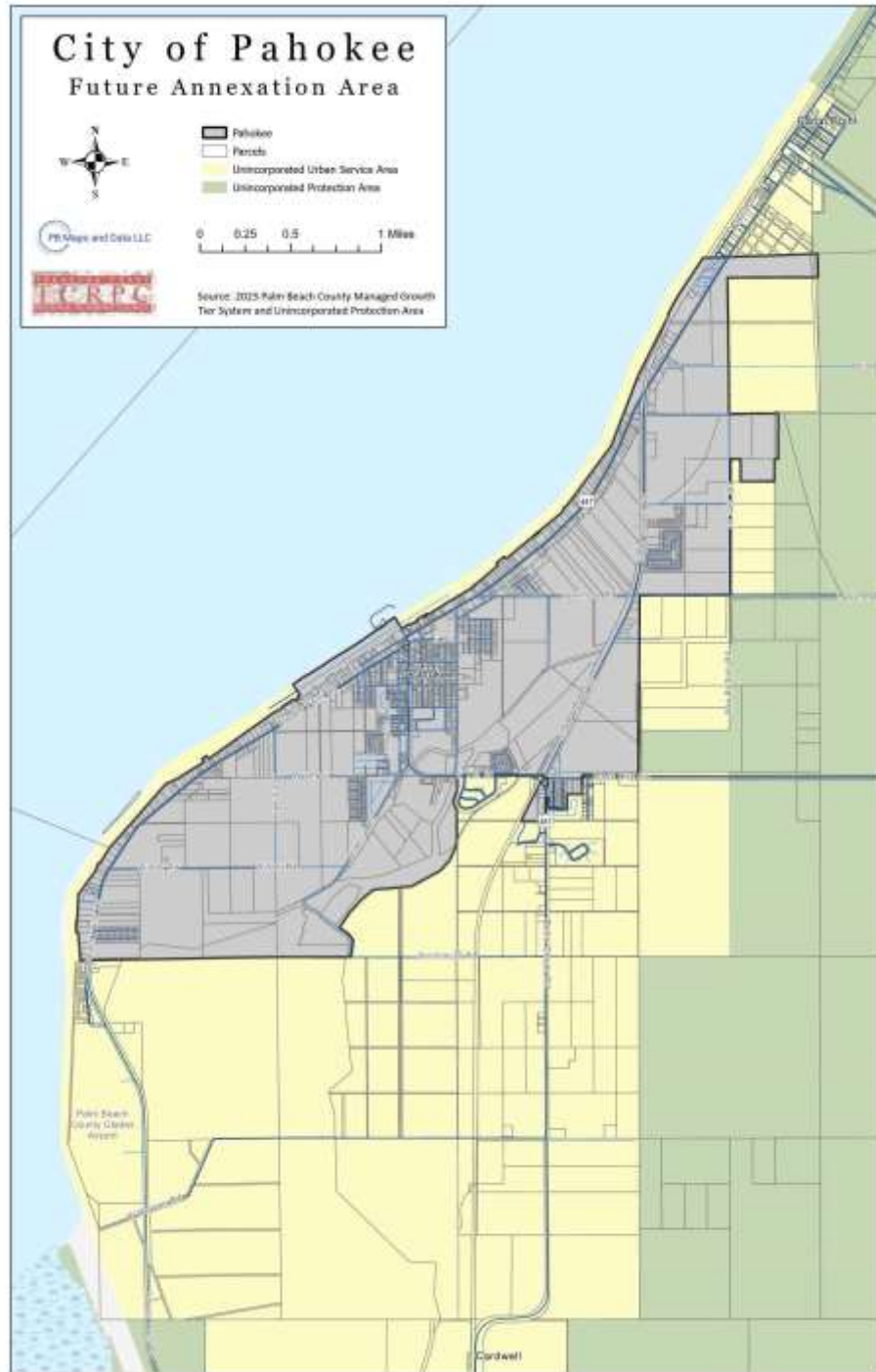
- Pahokee
- Periods
- Unincorporated Urban Service Area
- Unincorporated Protection Area

PB Maps and Data LLC

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Source: 2025 Palm Beach County Managed Growth Tier System and Unincorporated Protection Area



FOR MORE INFORMATION:

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