

# CITY OF PAHOKEE



## MINUTES

### City Commission Workshop Meeting

Tuesday, May 09, 2023, at 4:00 PM

Pahokee Commission Chambers  
360 East Main Street  
Pahokee, Florida 33476

#### **CITY COMMISSION:**

Keith W. Babb, Jr., Mayor  
Clara Murvin, Vice Mayor  
Derrick Boldin, Commissioner  
Juan Gonzalez, Commissioner  
Sara Perez, Commissioner

#### **CITY STAFF:**

Rodney D. Lucas, City Manager  
Jongelene Adams, Deputy City Manager  
Tijauna Warner, City Clerk  
Burnadette Norris-Weeks, Esq., City Attorney  
Joseph R. Martin, Interim Director of Finance

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## MINUTES

### A. INVOCATION AND PLEDGE OF ALLEGIANCE

The meeting was called to order by Mayor Babb at 4:12 PM.

Vice Mayor Murvin led the Invocation, followed by the Pledge of Allegiance.

### B. ROLL CALL

#### PRESENT

Mayor Keith W. Babb, Jr.  
Vice Mayor Clara Murvin  
Commissioner Derrick Boldin  
Commissioner Juan Gonzalez  
Commissioner Sara Perez  
Rodney D. Lucas, City Manager  
Burnadette Norris-Weeks, City Attorney  
Tijauna Warner, City Clerk

### C. TOPIC

#### 1. Annexation

Mr. Thomas Lanahan, Treasure Coast Regional Planning Council, presented an overview of annexation.

Mr. Thomas explained the different types of annexations and the process. He gave the concerns, challenges, and benefits of annexation. *(Please see attached PowerPoint)*

### D. DISCUSSION, COMMENTS, CONCERNS

### E. ADJOURN

Motion made by Vice Mayor Murvin to adjourn workshop, seconded by Commissioner Perez.

Motion passed unanimously.

Voting Yea: Mayor Babb, Vice Mayor Murvin, Commissioner Boldin, Commissioner Gonzalez, Commissioner Perez

There being no further business to discuss, Mayor Babb adjourned the meeting at 5:50 PM.

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Keith W. Babb, Jr., Mayor

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ATTEST: Tijauna L. Warner, CMC, City Clerk

# 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

Juno Beach

Palm Beach Gardens

Northlake Blvd

North Palm Beach

Lake Park

Riviera Beach

Palm Beach Shores

Mangonia Park

SR 80

Westlake

West Palm Beach

Palm Beach

Loxahatchee Groves

Royal Palm Beach

Haverhill

Cloud Lake  
Glen Ridge

Lake Clarke Shores

Palm Springs

CR 880 / Canal Street

SR 80

Wellington

Greenacres

Atlantis

Lake Worth

South Palm Beach

Hypoluxo

Manalapan

FL Turnpike

Ocean Ridge

Briny Breezes

Gulf Stream

CR 827

Boynton Bch Blvd

Boynton Beach

Highland Beach

Golf

Atlantic Ave

Delray Beach

SR 7/US 441

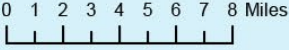
Glades Rd

Boca Raton

Broward County



Treasure Coast  
Regional Planning Council  
October 2016



Lake  
Okeechobee

Pahokee

Belle Glade Rd

Belle Glade

South Bay

Hendry County

US 27

Highland Beach

# 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



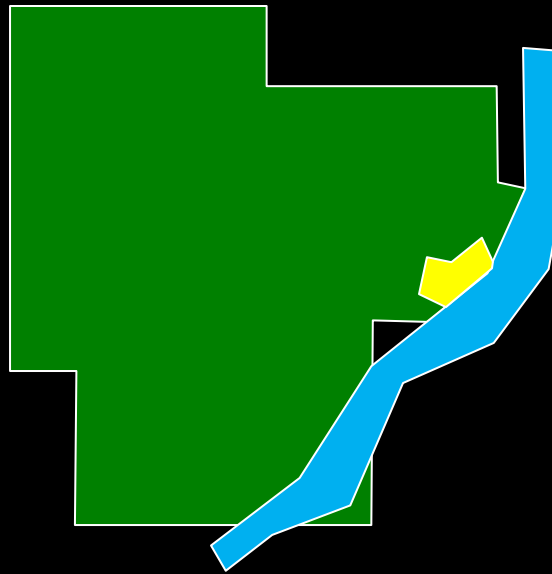
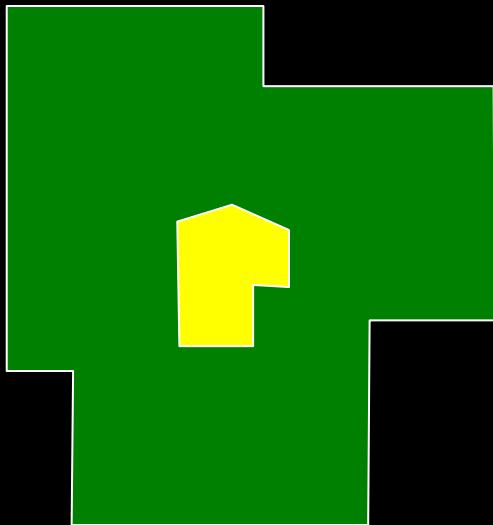
# Enclave Interlocal Annexation

- 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





# 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 ?

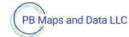
- Pahokee City Council
- Pahokee City Staff
- County Planning Division (and sometimes Commission)
- Residents
- Property Owner
- Palm Beach County Water Utilities Department
- Pahokee Housing Authority (who else has to approve for them? HUD? State?)

# City of Pahokee

## Future Annexation Area



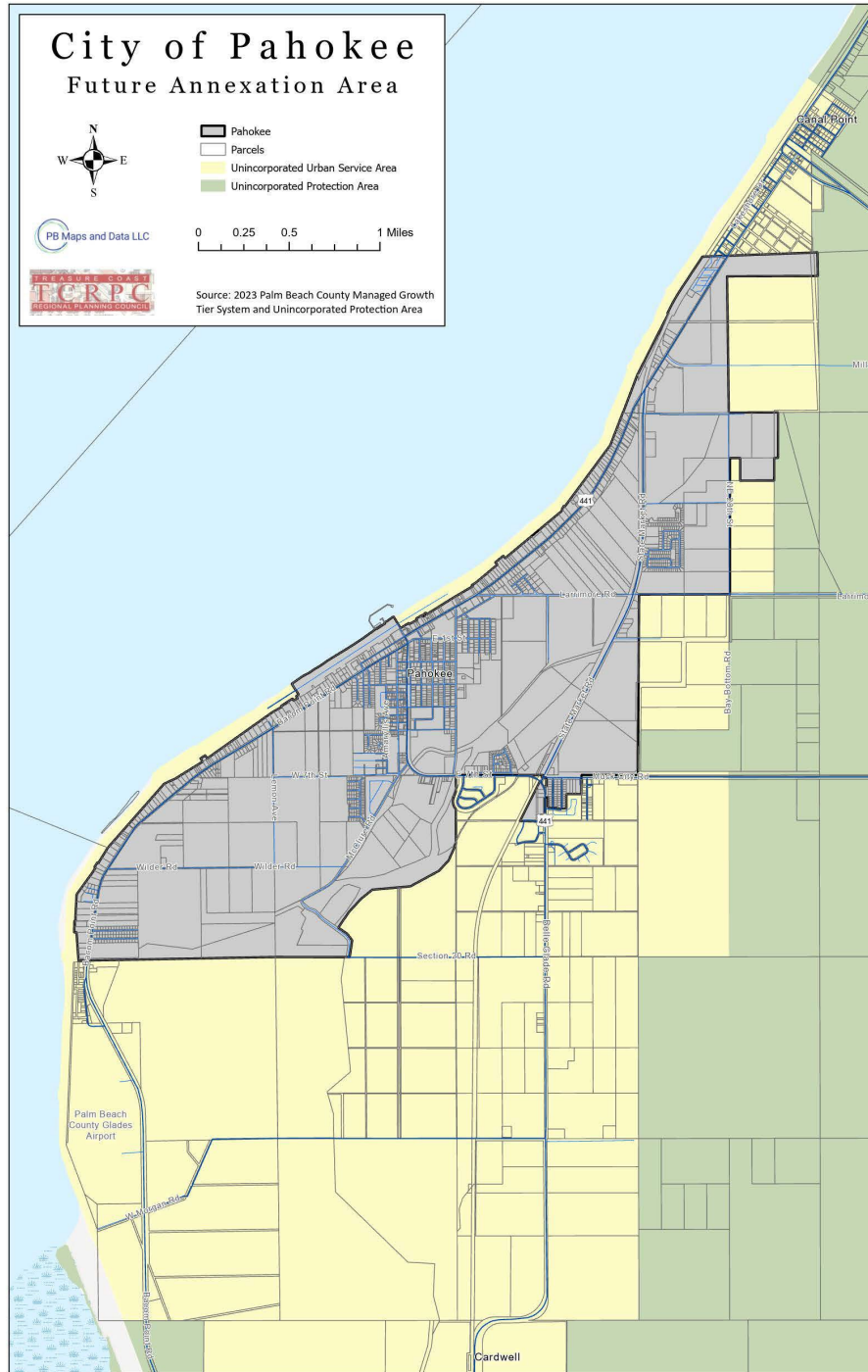
- Pahokee
- Parcels
- Unincorporated Urban Service Area
- Unincorporated Protection Area



0 0.25 0.5 1 Miles



Source: 2023 Palm Beach County Managed Growth Tier System and Unincorporated Protection Area



FOR MORE INFORMATION:

THOMAS J. LANAHAN

*EXECUTIVE DIRECTOR*

TREASURE COAST  
REGIONAL PLANNING COUNCIL  
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