Comprehensive Plan Analysis for Proposed Annexation
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There are three primary areas of Objectives and Policies within the Future Land Use Element of the City of Pahokee's Comprehensive Plan that deal with annexations. The following analysis considers how the proposed voluntary annexation addresses them, with the analysis in *italics*:

1. Objective 1.1.4, Policy 1.1.4.4 requires that prior to annexation, the City shall prepare and adopt a facilities extension plan for proposed annexation areas which shall:
    a. Establish the location, level of service standards, and phasing for each facility and service to be extended by the City; *The subject site will be required to meet each of the City's relevant level of service standards as part of site plan and building permit approvals associated with any proposed development.*
    b. Require all development or redevelopment to be timed, staged, and located in conjunction with the provision of the community facilities and services listed per the system for the management of concurrency without exceeding their established level of service standards; *Any development of the subject site will be required to meet each of the City's relevant level of service standards as part of site plan and building permit approvals, including appropriate phasing or timing of development concurrent with availability of services and extension or expansion of those services.*
    c. Reserve the right of the City, in order to encourage infill development and reduce urban sprawl, to discourage development and redevelopment activities within proposed future annexation areas until such time as facilities and services are extended in accordance with the plan regardless if facilities and services are offered by a developer in advance of the plan phasing. *The City's rights under this Policy are not abrogated by approving the proposed voluntary annexation and it will be up to the City to determine the timing, manner, and funding of service extensions to the property.*
2. Objective 1.1.6 states that Pahokee's economic base shall be expanded through planning and development activities which encourage the expansion of existing businesses and the attraction of new business in appropriate areas as depicted on the Future Land Use Map and the annexation of new areas for future residential, commercial and industrial development. *The proposed annexation of land anticipated to eventually request an Industrial future land use and zoning designation in an area appropriate for such activity given the adjacent designations within the current City boundary.*
3. Objective 1.1.13 provides that the City will annex appropriate adjacent unincorporated areas into the City provided the residents or landowners of such areas generally favor incorporation into Pahokee, the areas can be better served by the City, and the net costs of annexation will not burden existing residents. *The proposed annexation is a voluntary request by the property owner, the area is far from any services provided by Palm Beach County but adjacent to the City of Pahokee and thus can be better served, and the net cost is anticipated to be of positive financial benefit to the City.*
    a. Policy 1.1.13.1 states that annexation proposals will be evaluated to determine their immediate and long-term costs to existing and future residents as compared

to the revenues expected to be generated from property taxes and other sources. *Upon annexation and based on the current taxable value of $298,730 and Pahokee tax rate of 6.5419, the subject site will pay the City of Pahokee $1,954.26 in taxes each year. This amount will increase if the value of the property increases, such as with development of the property. In addition, the City will also receive permit revenue from any development of the site. Given the typically low demand for services associated with industrial development, annexation of the land will be a net positive financially in the near term and the long term.*

b. Policy 1.1.13.2 states that annexation proposals shall comply with Policy 1.1.4.4 concerning extension of services to the area to be annexed. *See analysis above.*

c. Policy 1.1.13.3 states that annexation of proposed areas should be considered and planned in light of how they complement and enhance the goals of the City as expressed in the City's Comprehensive Plan. *When evaluating a proposal in comparison to the Comprehensive Plan, it is important to consider compatibility, concurrency, and consistency. Adjacent property to the west currently has an Industrial future land use designation and an Industrial High zoning designation. It is anticipated that the owner of the subject site will be requesting identical designations for his property after annexation. This will be compatible with the adjacent area. Concurrency in the provision of services is discussed above in this analysis. Regarding consistency with the comprehensive plan, the City has an objective to expand the economic base through annexation (Objective 1.1.6 of the Future Land Use Element) and this proposal is consistent with that objective and will also facilitate future annexation of adjacent parcels. The creation of new workplace opportunities through industrial development is also supportive of the City's goals for a stable, economically viable, resident supportive municipality. The creation of new places for jobs in Pahokee will help minimize the need for extensive travel to find work and keep more spending local to the City's economy.*