

# CITY OF PAHOKEE



## AGENDA

### 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

[TENTATIVE: SUBJECT TO REVISION]

---

## AGENDA

- A. INVOCATION AND PLEDGE OF ALLEGIANCE**
  - B. ROLL CALL**
  - C. TOPIC**
    - 1. Annexation
  - D. DISCUSSION, COMMENTS, CONCERNS**
  - E. ADJOURN**
- 

Any citizen of the audience wishing to appear before the City Commission to speak with reference to any agenda or non-agenda item must complete the “Request for Appearance and Comment” form and present completed form to the City Clerk prior to commencement of the meeting.

Should any person seek to appeal any decision made by the City Commission with respect to any matter considered at this meeting, such person will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. Reference: Florida Statutes 286.0105)

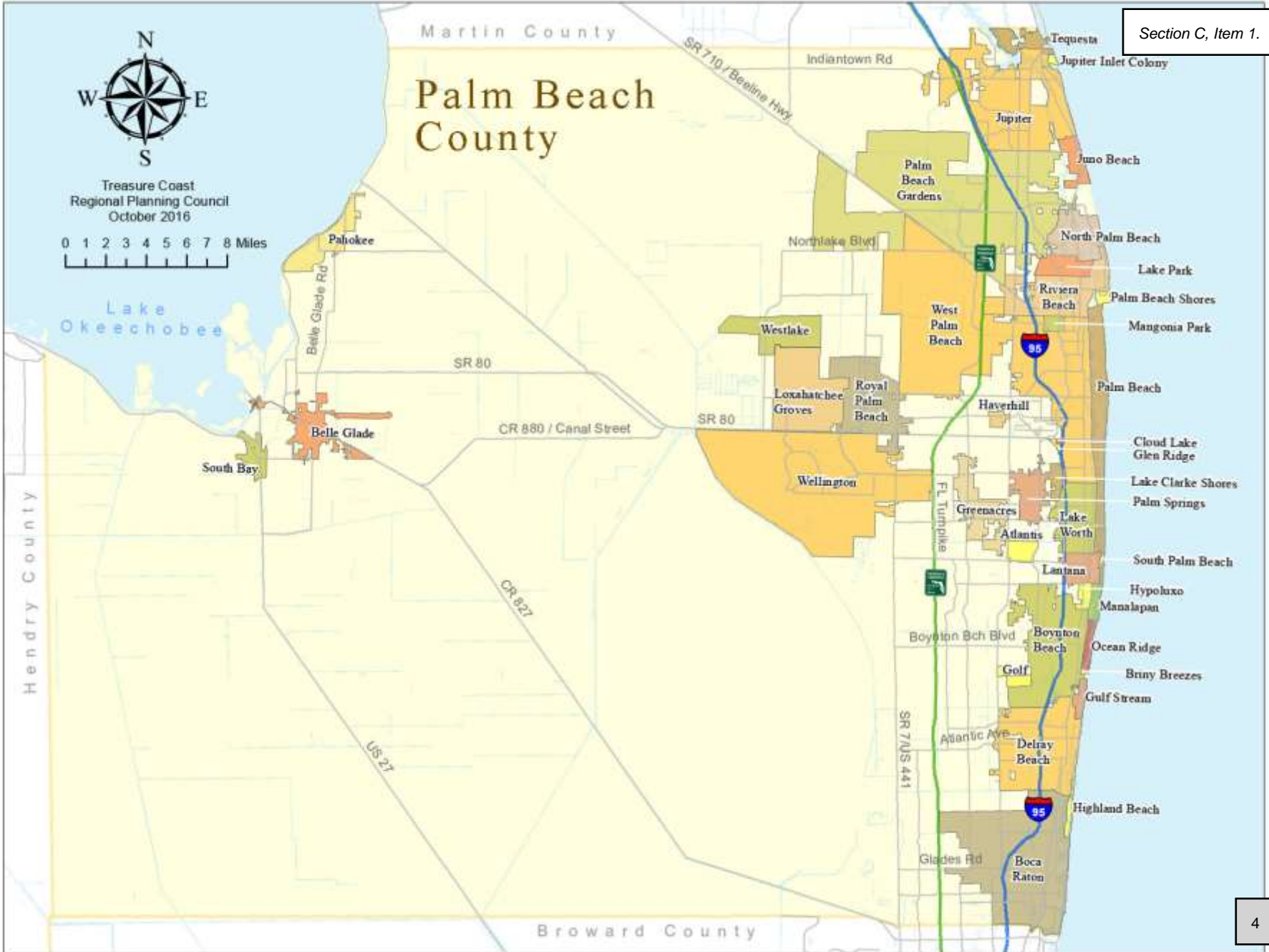
In accordance with the provisions of the Americans with Disabilities Act (ADA), this document can be made available in an alternate format upon request. Special accommodations can be provided upon request with three (3) days advance notice of any meeting, by contacting City Clerk Tijauna Warner at Pahokee City Hall, 207 Begonia Dr. Pahokee, FL 33476 Phone: (561) 924-5534. If hearing impaired, telephone the Florida Relay Service Number, 800-955-8771 (TDD) or 800-955-8770 (Voice), for assistance. (Reference: Florida Statutes 286.26).

# OVERVIEW OF ANNEXATION



TREASURE COAST REGIONAL PLANNING COUNCIL

MAY 2023



# Types of Annexation

Section C, Item 1.

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



# Voluntary Annexation

Section C, Item 1.

- 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

Section C, Item 1.

- 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

- 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



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

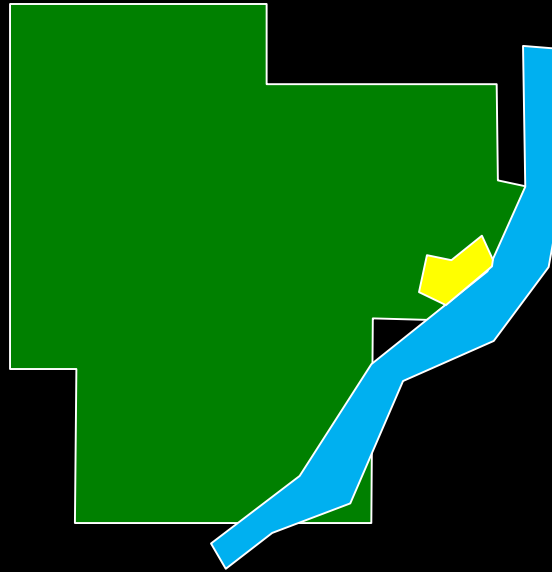
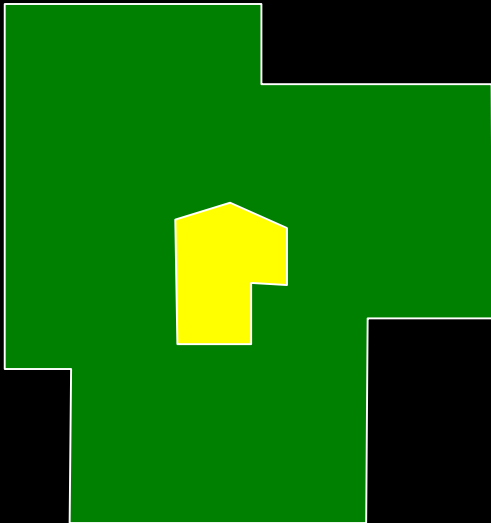
- An area bounded on all sides by the municipality and/or a natural feature that prevents access
- Less than 110 acres
- Interlocal Agreement between City and County
- Pahokee doesn't appear to have any enclaves?

# Annexation and Enclaves

Section C, Item 1.

**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**).



- 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



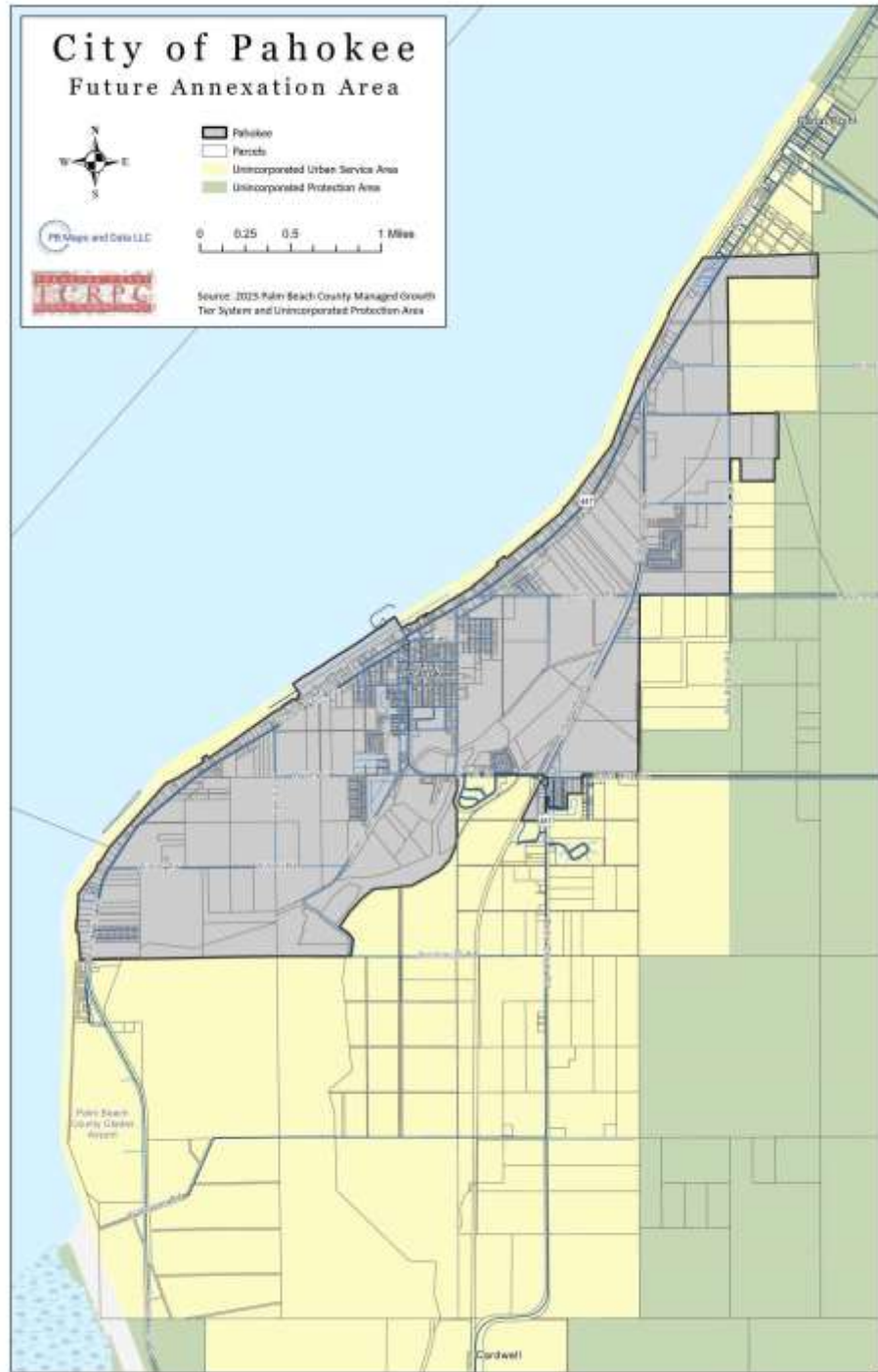
- Pahokee
- Periods
- Unincorporated Urban Service Area
- Unincorporated Protection Area

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



Section C, Item 1.

- 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

Section C, Item 1.

- 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 ?

Section C, Item 1.

- 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 ?

Section C, Item 1.

- 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



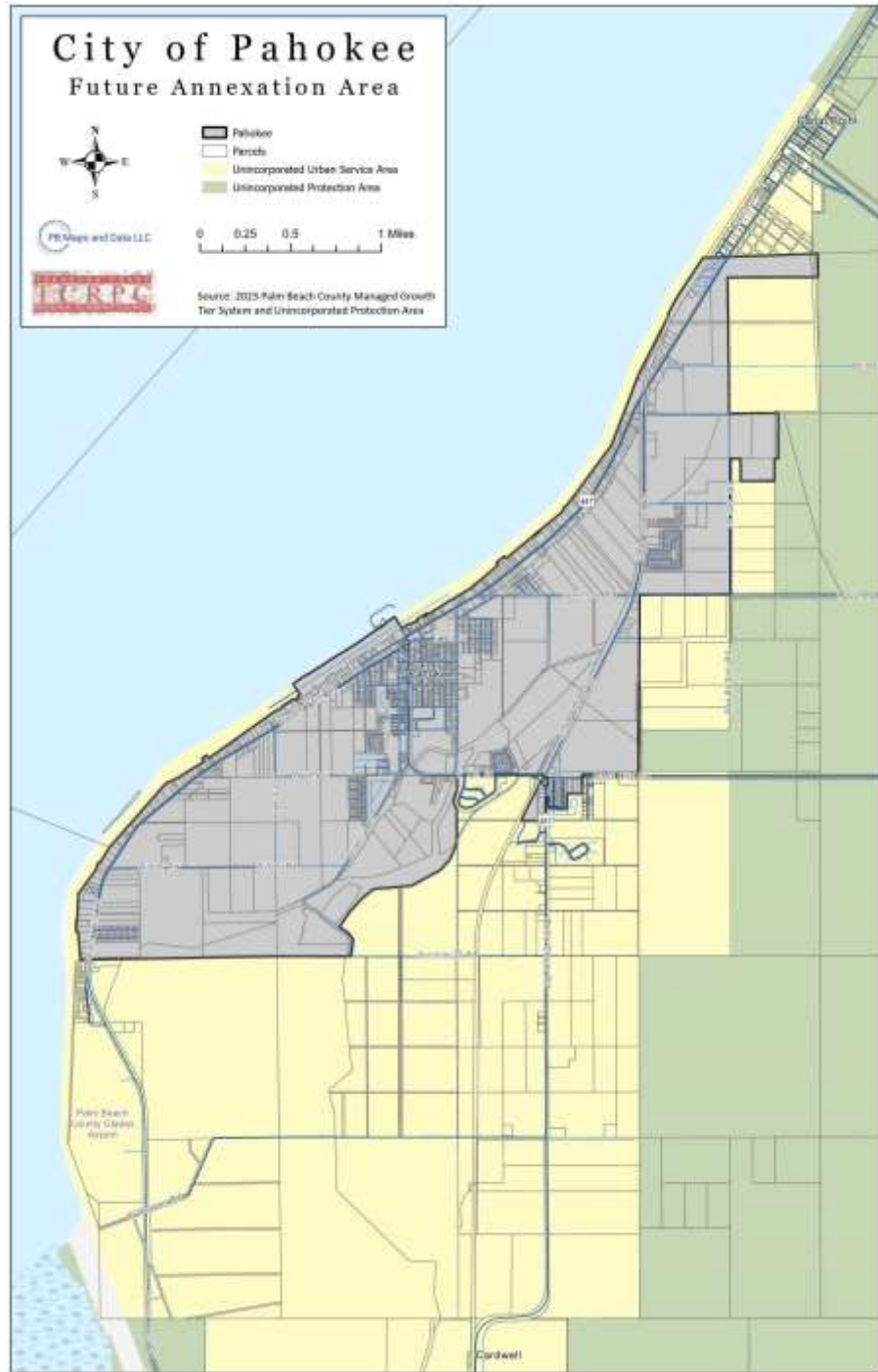
- Pahokee
- Parishes
- Unincorporated Urban Service Area
- Unincorporated Protection Area

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



Section C, Item 1.

FOR MORE INFORMATION:

**THOMAS J. LANAHAN**

*EXECUTIVE DIRECTOR*

**TREASURE COAST  
REGIONAL PLANNING COUNCIL  
(TCRPC)**

(772) 221-4060

[TLANAHA@TCRPC.ORG](mailto:TLANAHA@TCRPC.ORG)

