



Annexation Process Overview

BCC Work Session
September 16, 2021

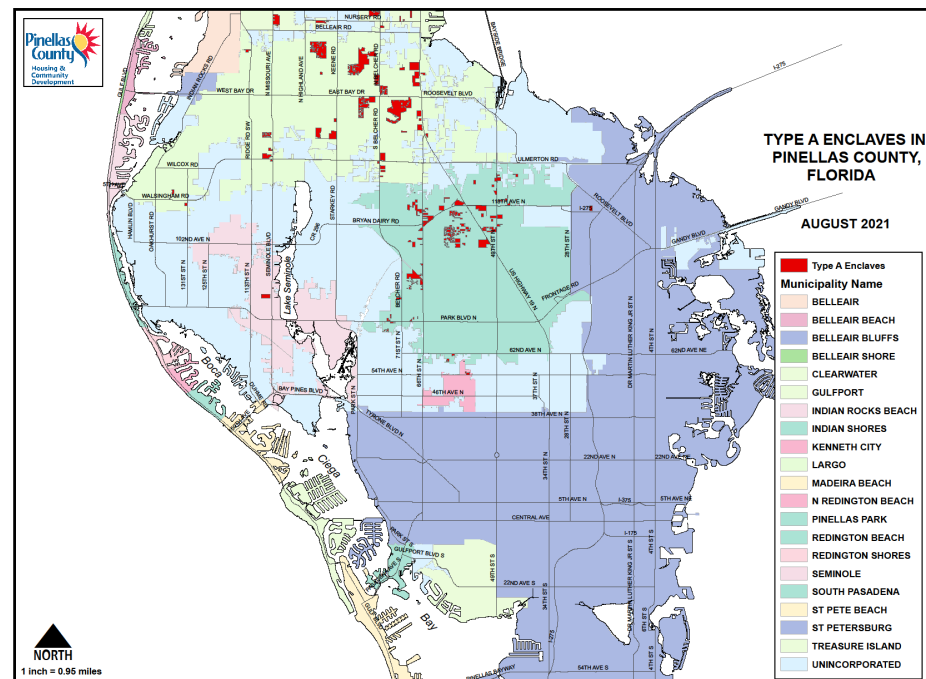
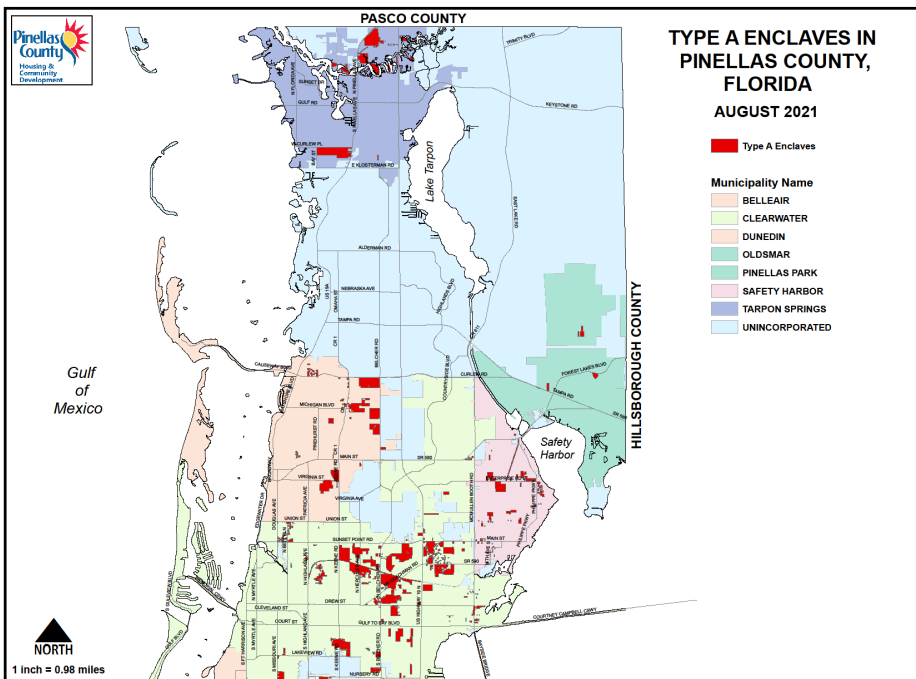
Types of Annexation

- **Voluntary Annexation – Section 171.044, Florida Statutes**
 - **Property owner petitions to be annexed into the municipality**
 - **Municipality has discretion whether to consider petition**
 - **Municipality adopts an ordinance after 1 public hearing**
- **Annexation by Referendum – Section 171.0412-413, Florida Statutes**
 - **Adopt ordinance after 2 public hearings**
 - **Ordinance must define area subject to annexation**
 - **Submit the ordinance to a vote**
 - **A majority vote is needed for approval**

General Parameters for Annexation

- **Property Must Be:**
 - *Contiguous* – substantial portion of the boundary of the property sought to be annexed is adjacent to the municipality; and
 - *Reasonably Compact* – concentration of a piece of property in a single area and does not create enclaves or pockets
- **Enclave Means:**
 - Any unincorporated area that is completely surrounded by a single municipality; or
 - Any unincorporated area that is surrounded by a single municipality and a natural or manmade obstacle (e.g., a lake)

Enclaves Map



Districts and Agreements – Pinellas County



- **Palm Harbor Special Fire and Control District – Chapter 2000-386, Laws of Florida**
 - **BCC must approve any annexation within the boundaries of the District**
 - **If property is annexed within the boundaries, the District continues as sole taxing authority for fire control purposes**
- **East Lake Tarpon Community – Chapter 2012-243, Laws of Florida**
 - **Municipality may not annex any area via a referendum unless it annexes all the area of the East Lake Tarpon Community**
 - **Individual parcels may be annexed utilizing the voluntary annexation method**

Districts and Agreements – Pinellas County



- **Lealman Special Fire Control District – Chapter 2014-245, Laws of Florida**
 - If land is annexed, the District will continue as the primary provider of fire, rescue and emergency services within annexed area
 - The municipality may levy taxes and fees within annexed area but must reimburse District for above services
- **Pinellas Suncoast Fire and Rescue District – Chapter 2000-436, Laws of Florida**
 - Any area annexed by municipality is excluded from District

Districts and Agreements – Pinellas County



- **Interlocal Service Boundary Agreement – dated October 14, 2014**
 - **Among Pinellas County and major municipalities**
 - **Allows municipalities to voluntarily annex real property:**
 - Within a defined municipal service area
 - Within an enclave enclosed on all sides by the municipality
 - Not contiguous

- **Settlement Agreement – dated May 2, 2007**
 - **Between Pinellas County and Municipalities to resolve issues related to Charter Review Committee**
 - **Establish parameters for:**
 - Incentives and inducements offered by municipality
 - Consent to annex
 - Notice

Districts and Agreements – Pinellas County



- **Interlocal Agreement between County, Largo and Pinellas Park – July 11, 2000**
 - **Established border between Largo and Pinellas Park for annexation**
 - **Established parameters for water and sewer annexation indenture agreements**

Voluntary Annexation Review Process



- **Municipalities**

- **Send annexation petitions to County at least 10 days before the legal notice appears in the newspaper**
- **Conduct public hearing to adopt the annexation ordinance**
- **Submit final annexation ordinance to the Pinellas County Clerk's Office**

- **Pinellas County**

- **Facilitates an interdepartmental review of the petition**
- **Communicates with municipalities over any questions/concerns**
- **Updates jurisdictional maps**

Annexation Trends: 2010-2020

- **Top 5 Annexing Municipalities**

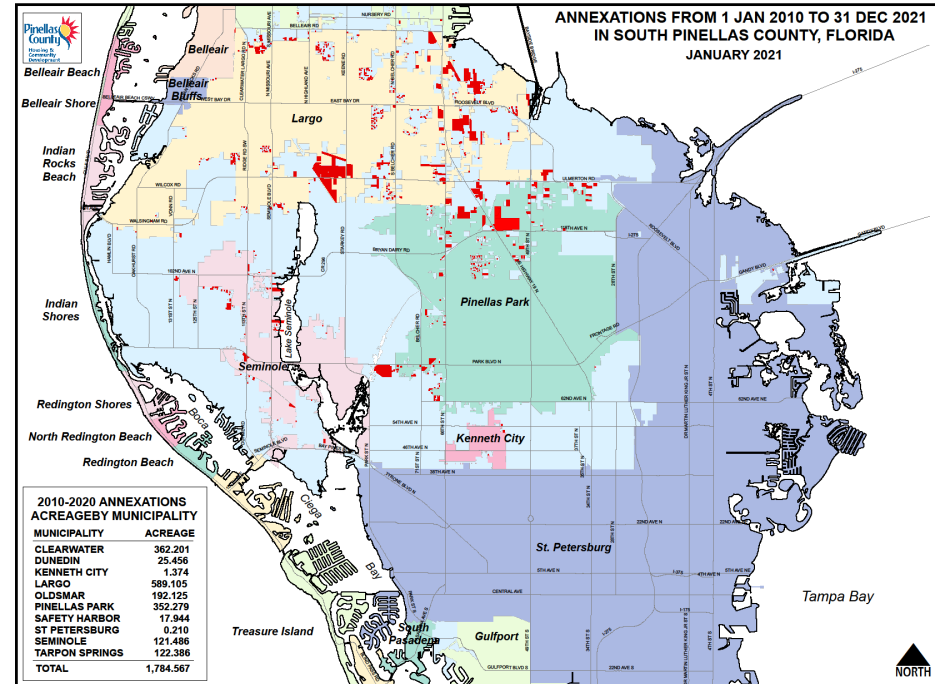
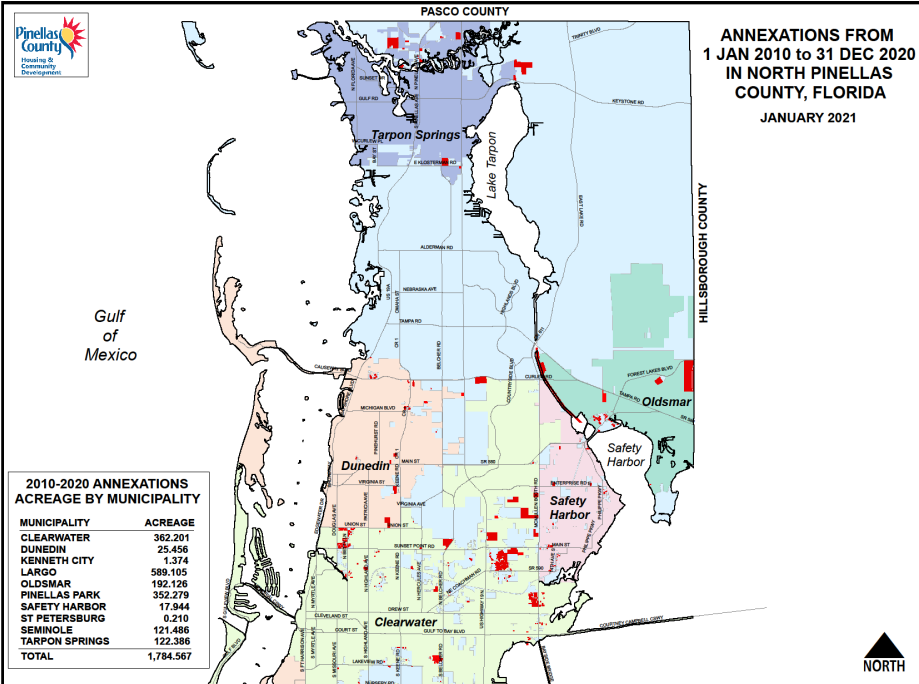
- **Largo – 589.11 acres**
- **Clearwater – 362.20 acres**
- **Pinellas Park – 352.28 acres**
- **Oldsmar – 192.13 acres**
- **Tarpon Springs 122.39 acres**

**Table 1: Total Acreage Annexed by Municipality
2010-2020**

Municipality	2010-2020 Acres Annexed
St. Petersburg	0.21
Kenneth City	1.37
Safety Harbor	17.94
Dunedin	25.46
Seminole	121.49
Tarpon Springs	122.39
Oldsmar	192.13
Pinellas Park	352.28
Clearwater	362.20
Largo	589.11
Total Acreage Annexed	1,784.57

±162.23 acres/year

Annexation Trends Map



QUESTIONS?