

BOARD OF COUNTY COMMISSIONERS

DATE: July 9, 2013
AGENDA ITEM NO. 21

Consent Agenda ☒

Regular Agenda ☐

**Public
Hearing** ☐

County Administrator's Signature: 

Subject:

Composite Annexation Report for Pinellas County - Fiscal Years (FY) 2000/01 - 2011/12

Department:

Strategic Planning and Initiatives

Staff Member Responsible:

Larry Arrington, Executive Director

Recommended Action:

IT IS RECOMMENDED THE BOARD OF COUNTY COMMISSIONERS (BOARD), SITTING AS THE COUNTYWIDE PLANNING AUTHORITY, TAKE ACTION TO RECEIVE AND FILE THE COMPOSITE ANNEXATION REPORT FOR PINELLAS COUNTY – FY 2000/01 THROUGH 2011/12.

Summary Explanation/Background:

The Pinellas Planning Council (Council) has reviewed the Composite Annexation Report and voted to transmit the Report to the Board for receipt and filing. This report compiles and analyzes voluntary and referendum annexation data for fiscal years (FY) 2000/01 through 2011/12. The report tabulates voluntary and referendum annexations by fiscal year effected, recording the annexing municipality, acreage, taxable value, estimated population, and per acre taxable value. These tabulations for voluntary and referendum annexations are summarized separately and, in combination, reflect the composite effect of annexation over this period. The composite annexation data are then compared to the taxable value, acreage, population, and per acre taxable value for the entire county, incorporated areas, and the unincorporated Municipal Services Taxing Unit for each fiscal year. County staff concurs with the Council's recommendation to receive and file the Composite Annexation Report for Pinellas County for FY 2000/01 through 2011/12.

Fiscal Impact/Cost/Revenue Summary:

None

Exhibits/Attachments Attached:

Council Documentation

TO: The Honorable Chairman and Members of the Board of County Commissioners, in Your Capacity as the Countywide Planning Authority

THROUGH: Robert S. LaSala, County Administrator

FROM: Michael C. Crawford, Interim Executive Director
Pinellas Planning Council

SUBJECT: July 9, 2013 Countywide Planning Authority Agenda
Part III - Regular Agenda Re: Composite Annexation Report

DATE: July 9, 2013

RECOMMENDATION: THE PINELLAS PLANNING COUNCIL RECOMMENDS THE BOARD, IN YOUR CAPACITY AS THE COUNTYWIDE PLANNING AUTHORITY, RECEIVE AND FILE THE COMPOSITE ANNEXATION REPORT FOR PINELLAS COUNTY – FY 2001 THROUGH 2012, AS OUTLINED BELOW:

DISCUSSION: The Composite Annexation Report provides a cumulative update of the results of annexation in Pinellas County, commencing with the charter amendment and effectuation of Pinellas County Ordinance No. 00-63 in November 2000 and leading to the end of the last fiscal year, September 30, 2012. This update compiles and analyzes the data on the cumulative impact of annexation in Pinellas County.

The data compiled and used for this report includes the number of approved annexations and acreage by Countywide Future Land Use Plan Map category for voluntary annexation or referendum annexation. The second set of data reflects approved annexations (both voluntary and referendum) and includes population, acreage, and ad valorem real property taxable value by tax year.

The Pinellas Planning Council, by a vote of 10-0, accepted the report and authorized transmittal to the Countywide Planning Authority for receipt and filing.

Composite Annexation Report
Fiscal Years 2001 to 2012

PINELLAS PLANNING COUNCIL AGENDA MEMORANDUM

AGENDA ITEM: IV B.

MEETING DATE: June 12, 2013

SUBJECT:

Composite Annexation Report – Fiscal Years 2001 to 2012

RECOMMENDATION:

Council Receive, Discuss As Determined Appropriate, Accept Report, And Forward To The Countywide Planning Authority For Their Information.

I. BACKGROUND

This report is intended to provide a cumulative update of the results of annexation in Pinellas County, commencing with the charter amendment and the effectuation of Pinellas County Ordinance No. 00-63 in November, 2000 and leading to the end of last fiscal year, i.e., September 30, 2012. This update compiles and analyzes the data on the cumulative impact of annexation in Pinellas County, both in terms of Council review and their effectuation by fiscal year.

The data compiled and used for the report includes the number of approved annexations and acreage by Countywide Future Land Use Plan Map category for voluntary annexation or referendum annexation. The second set of data reflects approved annexations and includes the population, acreage, and ad valorem real property taxable value by tax year for the subject areas.

The per capita taxable value (PCTV) calculation used for comparison purposes was removed from this year's report. PCTV is a good tool to use for examining the affects of only residential property annexation over very large areas, but provides a skewed result when considering small areas. Also, the remaining per acre taxable value calculations are not biased by whether resident population is included in the area annexed or not, as about half of annexations in Pinellas County are nonresidential. The wide variation in PCTV in previous reports was an indicator of the problems associated with using the PCTV on relatively small areas.

PINELLAS PLANNING COUNCIL ACTION:

The Council accepted the report and authorized transmittal to the Countywide Planning Authority for receipt and filing (vote 10-0).

COUNTYWIDE PLANNING AUTHORITY ACTION:

II. PLANNERS ADVISORY COMMITTEE (PAC)

At their meeting on June 3, 2013, the PAC discussed this item and recommended the Composite Annexation Report be sent to the PPC for official acceptance (vote 11-0).

III. ATTACHMENTS

Attachment 1	Composite Annexation Report
Attachment 2	PAC Summary Actions Sheet

COMPOSITE ANNEXATION REPORT FOR PINELLAS COUNTY FY01 TO FY12

(OCTOBER 1, 2000 THROUGH SEPTEMBER 30, 2012)

Prepared by the Pinellas Planning Council

COMPOSITE ANNEXATION REPORT FOR PINELLAS COUNTY FY01 TO FY12

Pinellas Planning Council

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Mayor David O. Archie, Vice Chairman
Commissioner John Morroni, Treasurer
Mayor Samuel Henderson, Secretary
Mayor Doug Bevis
Mayor Joseph Ayoub
Commissioner Harriet K. Crozier
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Councilmember Doreen Hock-DiPolito
Vice-Mayor Joanne "Cookie" Kennedy
Vice Mayor Jerry A. Mullins
School Board Member Peggy O'Shea
Commissioner Marvin Shavlan

Countywide Planning Authority

Commissioner Kenneth T. Welch, Chairman
Commissioner Karen Seel, Vice Chairman
Commissioner Charlie Justice
Commissioner Susan Latvala
Commissioner Janet C. Long
Commissioner John Morroni
Commissioner Norm Roche

**Prepared by the Pinellas Planning Council
June 12, 2013**

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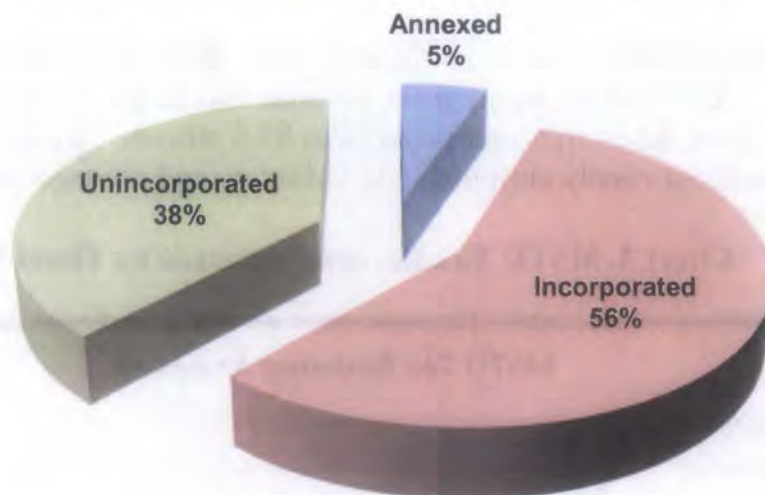
I. EXECUTIVE SUMMARY

A. Background and Findings

This report provides a cumulative update of the results of annexations in Pinellas County. It includes the number of annexations and acreage by Countywide Future Land Use Plan Map category and approved annexations (both voluntary and referendum) and with data on population, acreage, and ad valorem real property taxable value¹.

For the past twelve years annexation has occurred at a countywide average annual pace of some 671 acres for a total of 8,053 acres excluding rights-of-way. About 43 percent (3,472 acres) were annexed through property owner petition (i.e. voluntary) and 57 percent (4,581 acres) through the use of referendum. The acreage annexed over the twelve-year period from Fiscal Year (FY) 01 to FY12 represents about 12 percent of the unincorporated area in Pinellas County and 5 percent of the entire county.

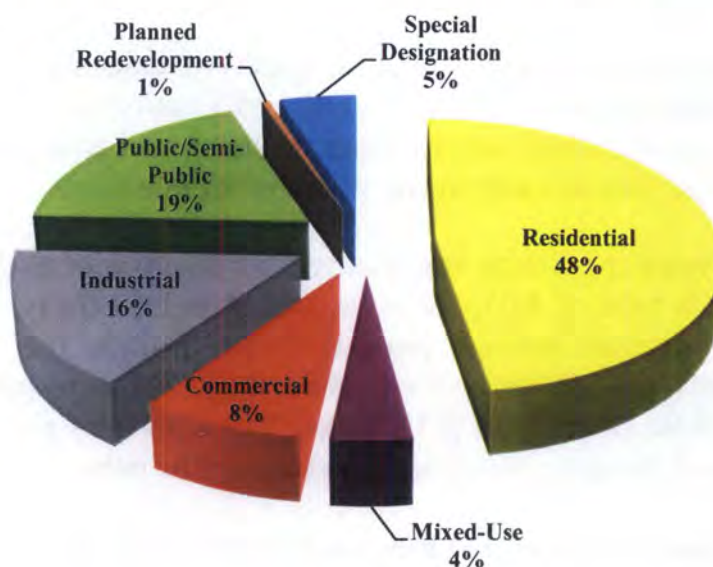
Chart 1. Makeup of Pinellas County, FY01 to FY12



A significant portion of the annexations in Pinellas County, whether voluntary or by referendum, have been characterized by annexation of residential property. Of the total 3,472 acres that were petitioned to be annexed, 1,827, or 53 percent, had a residential Countywide Plan Map classification. Likewise, of the total 2,197 acres annexed through referendum (not including the 2,384-acre Weedon Island Preserve St. Petersburg annexation in FY04, which was mostly preservation land), 879 acres, or 40 percent, had a residential Countywide Plan Map classification.

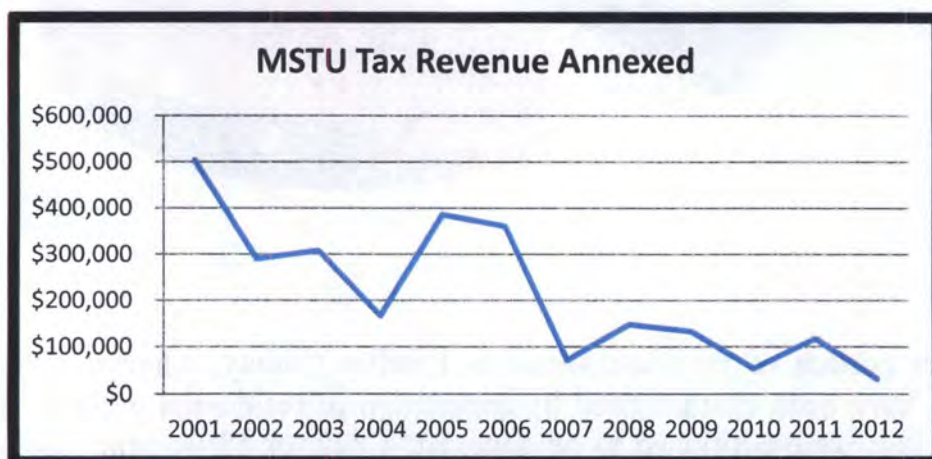
¹ Ad valorem real property taxable value means the assessed value of property minus the amount of any applicable exemption provided under s. 3 or s. 6, Art. VII of the State Constitution and Chapter 196.

Chart 2. Annexation by Major Countywide Plan Map Classification



The real property taxable value of land annexed between FY01 and FY12 was some \$1.3 billion dollars. The total ad valorem tax revenue lost to the Municipal Services Taxing Unit (MSTU)² over the twelve-year period was \$2.6 million – an average of \$214,000 per year – which is about evenly attributable to voluntary and referendum annexations.

Chart 3. MSTU Tax Revenue Annexed by Fiscal Year



One common misconception is that the real property taxable value of the entire MSTU has decreased as a result of annexation. The correct assessment is illustrated in Appendix

² Municipal Services Taxing Unit (MSTU) - Provides various services to residents in the unincorporated areas of the county, such as: law enforcement (Sheriff's Department); issuing construction permits, enforcing local building codes and the state energy code, and provides on-site inspection during all phases of construction; reviewing applications for land-use plan changes, site plans and rezoning.

Section D. Tables 4a through 4l where the MSTU's total ad valorem taxable value increased from approximately \$11.1 billion in FY01 to \$13.9 billion in FY12, even with the voluntary and referendum annexations that occurred during this same period.

From a review of the past twelve fiscal years, PPC staff have identified trends and made several observations:

- On average, \$214,000 per year of ad valorem tax revenue was lost from the MSTU due to annexation.
- The majority of property annexed had a residential land use classification, 48% of total voluntary and referendum annexations.
- Apart from annexation, the Per Acre Taxable Value (PATV) for each of the countywide, incorporated, and MSTU areas have all increased over the twelve-year period.
- Annexation activity has been declining. Voluntary annexation petitions submitted for review have declined on average by 12 percent per year. Furthermore, only one referendum annexation has been initiated and approved by voters in the past nine years.

Finally, this report provides raw data and data comparisons. It does not identify all of the considerations that would allow the data to be used to better interpret long-term implications of, or to manage, the annexation process. For example, the report deals primarily with real property taxable value added or lost, in relationship to the number of people or acres affected. It does not, however, begin to address how those changes relate to the marginal benefit or cost to the annexing municipality of removing land from the jurisdiction of unincorporated Pinellas County.

II. VOLUNTARY ANNEXATION

A. Process and Law

Chapter 171, Florida Statutes, governs “voluntary” annexations in Florida that are those annexations that were in response to a petition submitted by the property owner.

Voluntary annexations that took place between November 2000 and October 2007 were governed by Pinellas County Ordinance No. 00-63.³ Land within any of the thirteen planning areas⁴ in Pinellas County as delineated on the voluntary annexation planning area map created by Ordinance No. 00-63 was eligible for voluntary annexation into the circumscribed municipality. Moreover, land within the planning areas could be annexed by voluntary petition of individual property owners through application to the governing body of a municipality. The governing body could, in turn, consider each voluntary petition in an ordinance at a public hearing and annex the area described in the petition if it met the criteria in Pinellas County Ordinance No. 00-63.

Subsequent to the invalidation of the ordinance in October 2007, the voluntary annexation process returned to being governed by Chapter 171, F.S.

B. Council Review

Data for the majority of the annexation petitions included in this section are those that were received from local governments during the time Pinellas County Ordinance No. 00-63 was effective (November 2000 to October 2007.⁵) For voluntary annexations subsequent to the invalidation of the ordinance in October 2007, the Council continued to accept the petitions for receipt and filing only. The data has been grouped by fiscal year in order to provide a consistent format throughout the report.⁶

This section and the table below show those voluntary annexation petitions that were forwarded to the Pinellas Planning Council (PPC) for tracking. Not all of these annexations were finalized by the municipalities. This distinction is necessary to reflect the separate timeframes involved: this section is based on when an annexation request was received and processed, and the remainder of the report is based on when the Property Appraiser records an annexation for tax purposes by applicable fiscal year.

³ Note: Ordinance No. 00-63 was invalidated by the 2nd District Court of Appeals effective October 2007.

⁴ Note: All land within the Redington Shores Voluntary Annexation Planning Area has been annexed.

⁵ Some annexations were completed before adoption of Pinellas County Ordinance No. 00-63 and were not reviewed by Council staff, but appear on the tax rolls in subsequent fiscal years and are included in other sections of this report. They appear on these later tax rolls because they were not submitted to the Pinellas County Property Appraiser's Office prior to the submission deadline, such deadline being four months prior to the start of FY01.

⁶ It has also been removed from the sections on referendum annexation and summary sections in order to provide a more meaningful accounting of ad valorem taxable value in later sections of this report.

There were a total of 1,679 applications submitted to the Council by 12 municipalities in Pinellas County during the study period.

**Table 1. Voluntary Annexations Reviewed
(November 2000 to September 30, 2012)**

Fiscal Year	Proposed Annexations Reviewed	Proposed Annexations Compliant	Full Reviews Requested	Annexation Request Compliant	Annexation Request Non-Compliant	Annexation Request Withdrawn
2001	162	156	1	0	0	1
2002	215	207	3	0	2	1
2003	211	203	3	3	0	0
2004	210	195	3	3	0	0
2005	203	195	2	1	0	1
2006	189	187	0	0	0	0
2007	154	152	1	1	0	0
2008	98	-	-	-	-	-
2009	87	-	-	-	-	-
2010	73	-	-	-	-	-
2011	31	-	-	-	-	-
2012	46	-	-	-	-	-
TOTAL	1,679	1,295	13	8	2	3
AVERAGE PER YEAR	140	185	2	-	-	-

C. Countywide Plan Map Designations

This section examines the major Countywide Plan Map classification on land that was annexed over the past twelve years. By compiling the future land use of annexed property any trends in the type of property annexed can be determined.

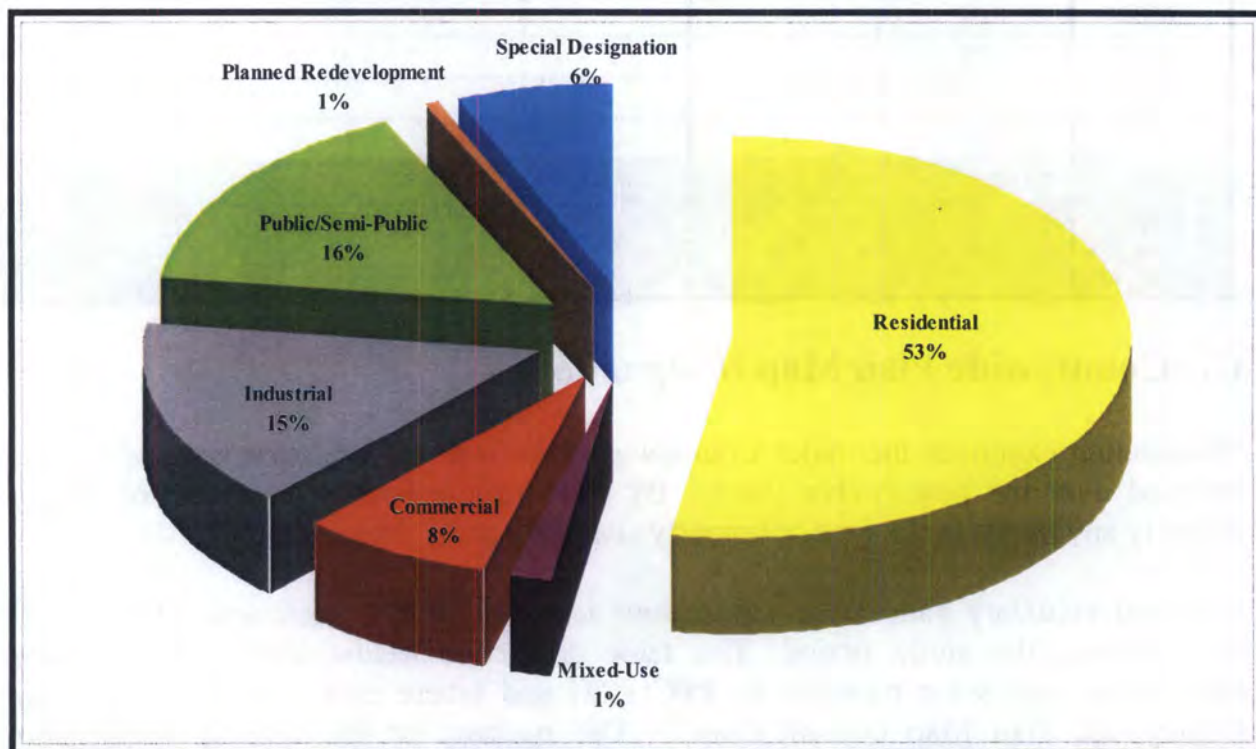
Proposed voluntary annexation applications received by PPC staff amounted to 3,472 acres during the study period. The table and chart below show those proposed annexations that were received by PPC staff and where each fell within the major Countywide Plan Map classifications.⁷ The majority of the voluntary annexations reviewed, approximately 53%, consist of one of the residential land uses.

⁷ It should be noted that right-of-way was not included in either the table or chart, but totaled 246 acres for proposed voluntary annexations countywide.

Table 2. Approved Voluntary Annexed Area by Major Countywide Plan Map Classification

Major Plan Classification	Acres Involved	Percent
Residential	1,827	53%
Mixed-Use	51	2%
Commercial	276	8%
Industrial	527	15%
Public/Semi-Public	552	16%
Planned Redevelopment	18	1%
Special Designation ⁸	221	6%
Total	3,472	100%

Chart 4. Approved Voluntary Annexed Area by Major Countywide Plan Map Classification



⁸ Special Designation includes: Water/Drainage Features, Community Redevelopment Districts, and Central Business Districts

D. Ad Valorem Taxable Value

In order to ascertain the impact of voluntary annexations on the real property taxable value in Pinellas County, each voluntary annexation was verified with the Property Appraiser's Office as to its tax district and tax year. Furthermore, in order to provide a framework for understanding and comparing the significance and relationship of annexation, it was summarized and then a PATV was computed. This measure of relative value is designed to provide a basis of comparison for the property annexed in relationship to existing countywide, municipal, and unincorporated MSTU properties.

Data for the annexations included in this section represent those areas that were annexed voluntarily and that appeared on the tax rolls for FY01 through FY12. A small number of voluntary annexations were concluded prior to the Ordinance No. 00-63 effective date in November 2000, and did not appear on the tax rolls until FY01 (the following fiscal year) due to filing after the deadline set by the Property Appraiser's Office.

In Table 3 the data is grouped by fiscal year, the total real property taxable value of annexed property by fiscal year, the MSTU tax revenues affected from the year the property was annexed, and the resulting PATV.

Table 3. Summary of Approved Voluntary Annexations

Fiscal Year	Real Property Taxable Value	MSTU Tax Revenue	Population	Acreage	PATV
2001	\$68,126,800	\$109,412	706	510.7	\$133,399
2002	141,909,600	263,384	562	568.3	249,709
2003	51,188,600	120,600	785	463.4	110,463
2004	54,074,900	127,400	1,810	419.8	128,811
2005	135,445,700	319,110	2,624	505.1	268,156
2006	32,956,417	77,645	313	135.3	243,634
2007	34,002,186	70,918	425	115.9	293,451
2008	36,938,493	77,043	237	79.8	463,062
2009	37,477,961	78,168	912	213.7	175,360
2010	25,713,823	53,631	205	240.9	106,732
2011	17,105,972	35,678	230	130.2	131,352
2012	15,189,407	31,681	311	88.5	171,632
TOTAL	\$650,129,859	\$1,364,671	9,120	3,471.6	-
AVERAGE PER YEAR	\$ 54,177,488	\$113,723	760	289.3	-
AVERAGE VALUES*	-	-	-	-	\$187,271

* The average values for the PATV is the total real property taxable value divided by the total acreage.

Table 3 shows:

- The total real property taxable value affected by annexation was approximately \$650 million, or an average of some \$54 million per year.
- Over \$1.4 million of ad valorem tax revenue otherwise attributable to the MSTU was affected during the 12 years, with an average loss of approximately \$114,000 per year.
- The average PATV was approximately \$187,000.

Comparing this overall real property taxable value to the acreage for each year shows that significantly higher valued per acre voluntary annexations occurred in FY08. For per acre values, FY08 was significantly higher than the other years.

III. REFERENDUM ANNEXATION

A. Process and Law

Annexation by referendum is normally used to annex larger areas with multiple parcels in a cohesive fashion and is based on a positive vote of the registered electors in those areas proposed for annexation. That is, the majority of the persons registered to vote and living in the area that choose to vote in a referendum will decide whether or not the entire area can be annexed.

Two sections of the Florida Statutes contain prerequisites for referendum annexations. Section 171.0413(5)⁹ states that 30 percent or more of the land in an area proposed to be annexed by referendum must be owned by registered electors residing there. Conversely, not more than 70 percent of the land in an area proposed to be annexed by referendum can be owned by individuals, corporations, or legal entities that are not registered electors, unless the owners of more than 50 percent of the land in the area consent to being annexed prior to the referendum. This provision is commonly referred to as the “30/70 area requirement.” In order for an area to qualify for annexation by referendum under the 30/70 area requirement, registered electors must own and reside at properties which comprise at least 30 percent of the land area, exclusive of public rights-of-way.

For an area that does not qualify for annexation by referendum using the 30/70 area requirement, there remains an additional method of annexation as outlined in Section 171.0413(6), Florida Statutes.¹⁰ This provision, commonly referred to as “non-referendum” or “non-voting referendum annexation,” requires the consent of owners of more than 50 percent of an area proposed for annexation. These consenting owners must also own at least 50 percent of the parcels in the area proposed for annexation. There must be no registered electors in the area proposed for annexation. This type of referendum annexation has been successfully used nineteen times out of thirty-two referendum annexations during the study period.

⁹ Section 171.0413(5): If more than 70 percent of the land in an area proposed to be annexed is owned by individuals, corporations, or legal entities which are not registered electors of such area, such area shall not be annexed unless the owners of more than 50 percent of the land in such area consent to such annexation. Such consent shall be obtained by the parties proposing the annexation prior to the referendum to be held on the annexation.

¹⁰ Section 171.0413(6): Notwithstanding subsections (1) and (2), if the area proposed to be annexed does not have any registered electors on the date the ordinance is finally adopted, a vote of electors of the area proposed to be annexed is not required. In addition to the requirements of subsection (5), the area may not be annexed unless the owners of more than 50 percent of the parcels of land in the area proposed to be annexed consent to the annexation. If the governing body does not choose to hold a referendum of the annexing municipality pursuant to subsection (2), then the property owner consents required pursuant to subsection (5) shall be obtained by the parties proposing the annexation prior to the final adoption of the ordinance, and the annexation ordinance shall be effective upon becoming a law or as otherwise provided in the ordinance.

B. Council Review

Data for the annexations included in this section are those that were initiated and completed using the referendum annexation process prescribed by Chapter 171, Florida Statutes. The data are grouped by fiscal year in order to be consistent with the format used throughout this report.

Table 4 shows there were a total of 39 referendum annexations initiated by municipalities in Pinellas County during the study period. Beginning on July 1, 2003, with the adoption of Pinellas County Resolution No. 03-128, 23 of these were forwarded to the PPC staff for an advisory review to determine compliance with the resolution. PPC staff determined that 19 of those were compliant applications, with one approved by voters, 8 defeated by voters, and 15 approved by non-voting referendum (given that there were no voters in the area)

Table 4. Initiated and Finalized Referendum Annexations

Fiscal Year	Number Initiated by Municipalities	Number Approved by Voters	Number Defeated by Voters	Number Approved with no Voters
2001	5	5	0	0
2002	2	2	0	0
2003	6	3	2	1
2004	8	0	5	3
2005	6	0	1	5
2006	6	1	0	5
2007 ¹¹	0	0	0	0
2008	3	0	0	3
2009	2	0	1	1
2010 ⁹	0	0	0	0
2011	1	0	0	1
2012 ⁹	0	0	0	0
TOTAL	39	11	9	19
AVERAGE PER YEAR	3	1	1	2

C. Countywide Plan Map Designations

This section examines the major Countywide Plan Map classification on land that was annexed over the past twelve years. By compiling the future land use of annexed property any trends in the type of property annexed can be determined.

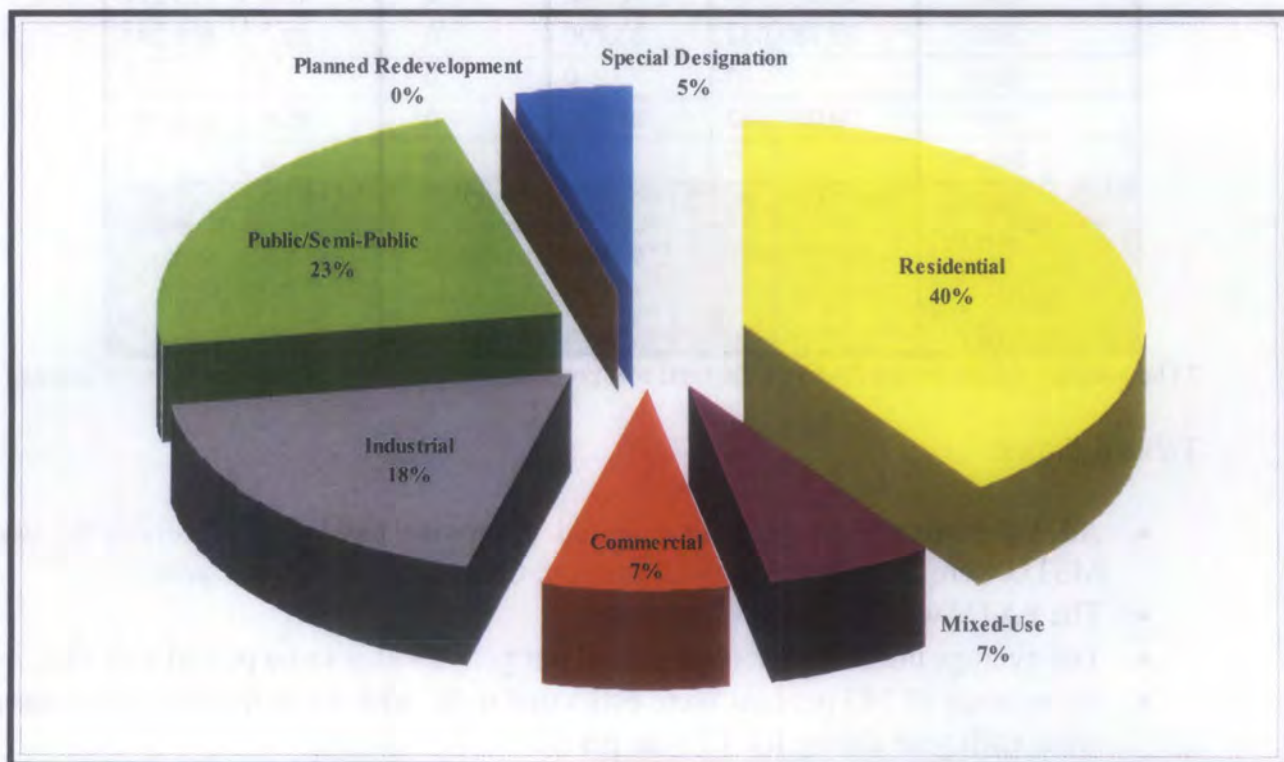
¹¹ Note: No referendum annexations were initiated or finalized in FY07, FY10, and FY12.

Referendum annexation during the study period amounted to 4,581 acres. The table and chart below show those annexations by the major Countywide Plan Map classifications, less the Weedon Preserve annexation of 2,384 acres, because that annexation consisted of mostly Preservation and Recreation/Open Space designated land.¹² Of the referendum annexations reviewed, approximately 40%, consist of residential land use.

Table 5. Approved Referendum Annexed Area by Major Countywide Plan Map Classification

Major Plan Classification	Acres Annexed	Percent
Residential	879	40.0%
Mixed-Use	148	6.7%
Commercial	162	7.4%
Industrial	404	18.4%
Public/Semi-Public	502	22.8%
Special Designation	102	4.6%
Total	2,197	100%

Chart 5. Approved Referendum Annexed Area by Major Countywide Plan Map Classification



¹² It should be noted that right-of-way was not included in either the table or chart, but totaled 583 acres annexed countywide.

D. Ad Valorem Taxable Value

In order to ascertain the impact of referendum annexations on the real property taxable value in Pinellas County, each annexation was verified with the Property Appraiser's Office as to its tax district and tax year. Furthermore, in order to provide a framework for understanding and comparing the significance and relationship of referendum annexation, it was summarized and then a PATV was computed. This measure of relative value is designed to provide a basis of comparison for the property annexed in relationship to existing countywide, municipal, and unincorporated MSTU properties.

Table 6. Summary of Approved Referendum Annexations

Fiscal Year	Real Property Taxable Value	MSTU Tax Revenue	Population	Acreage	PATV
2001	\$245,141,600	\$393,697	4,649	1,035.3	\$236,794
2002	14,247,500	26,443	339	43.6	326,714
2003	79,263,700	186,745	1,236	364.0	217,732
2004	16,394,700	38,626	0	2,472.8	6,630
2005	28,170,000	66,369	0	100.5	280,299
2006	120,121,774	283,007	295	305.7	392,927
2007	0	0	0	0	0
2008	33,874,500	70,652	0	43.6	776,226
2009	25,789,952	53,790	0	29.7	868,349
2010	0	0	0	0	0
2011	39,037,442	81,420	0	185.8	210,161
2012	0	0	0	0	0
TOTAL	\$602,041,168	\$1,200,749	6,519	4,581.0	-
AVERAGE PER YEAR	\$50,170,097	\$100,062	543	381.8	-
AVERAGE VALUES*	-	-	-	-	\$131,421

*The average values for the PATV is the total real property taxable value divided by the total acreage.

Table 6 shows:

- Ad Valorem tax revenues that would otherwise have been received by the MSTU were approximately \$1.2 million, or some \$100,000 per year.
- The PATV was \$131,000 on average.
- The average number of acres annexed per year for this same period was 382.
- An average of 543 persons were estimated to be within referendum annexation areas each year during the 12 year period.
- Seminole Lake Estates and surrounding areas, annexed by Seminole in FY01, represented the largest single referendum in terms of taxable value (see Table 2a in Appendix page A-11).

- Weedon Island Preserve North (as well as some privately-owned areas) annexed in FY04 by St. Petersburg was by far the largest in size of the referendums, but included no residents and very little taxable value (see Table 2d in Appendix page A-14).
- There were no referendum annexations initiated or finalized in FY07, FY10, and FY12.

IV. SUMMARY

A. Summary of All Annexations

What is significant is that, with the exception of FY05, FY06, FY08, and FY11, the total taxable value of annexations declined from the previous year. That number is even more significant when you consider that real property taxable value in Pinellas County has increased almost 56 percent over the twelve-year period.

Below is a comparison of the two types of annexation: voluntary and referendum:

- Ad Valorem tax revenues from referendum annexations that would otherwise have been received by the MSTU were approximately \$1.3 million, or some \$100,000 per year, compared with \$114,000 per year for voluntary annexation.
- The PATV averaged \$131,000 for referendum annexation, compared with \$187,000 respectively for voluntary annexations.
- The average number of acres annexed per year for this same period was 382 for referendum annexation and 289 for voluntary annexation.
- An average of 543 persons were estimated to be within referendum annexation areas each year during the twelve-year period, compared with 760 for voluntary annexations.
- There were no referendum annexations initiated or finalized in FY07, FY10, and FY12.
- Referendum annexations have yielded a slightly lower total taxable value, but a significantly higher acreage amount than voluntary annexations. They also affected a slightly lower population.
- The average PATV for the twelve-year period is higher for voluntary annexations than for the PATV of referendum annexations (\$187,000 vs. \$131,000).

Table 7. Summary of All Voluntary and Referendum Annexations

Fiscal Year	Real Property Taxable Value	MSTU Tax Revenues	Population	Acreage	PATV
2001	\$313,268,400	\$503,109	5,355	1,546	\$202,638
2002	156,157,100	289,828	901	612	255,197
2003	130,452,300	307,346	2,021	827	157,657
2004	70,469,600	166,026	1,810	2,893	24,362
2005	163,615,700	385,479	2,624	606	270,171
2006	153,078,191	360,652	608	441	347,108
2007	34,002,186	70,918	425	116	293,451
2008	70,812,993	147,695	237	123	1,239,288
2009	63,267,913	131,958	912	243	259,913
2010	25,713,823	53,631	205	241	106,732
2011	56,143,414	117,098	230	316	177,680
2012	15,189,407	31,681	311	89	171,632
TOTAL	\$1,252,171,027	\$2,565,420	15,639	8,053	-
AVERAGE PER YEAR	\$104,347,586	\$213,785	1,303	671	-
AVERAGE VALUES*	-	-	-	-	\$155,493

*The average values for the PATV is the total real property taxable value divided by the total acreage.

Table 7 shows:

- A total real property taxable value of approximately \$1.3 billion has been annexed voluntarily or by referendum in the 12 year period, representing an average of some \$104 million per year.
- The total estimated impact to MSTU tax revenues was approximately \$2.6 million – or \$214,000 per year on average.
- The total taxable value, population, and acreage annexed have been on a cumulative decline in the 12 year period.

The following three charts provide a graphic representation of the summary of all approved annexations over the past twelve years. The charts show how much real property taxable value, population, and acreage were annexed each year.

Chart 6. Total Taxable Value (Real Property) Annexed

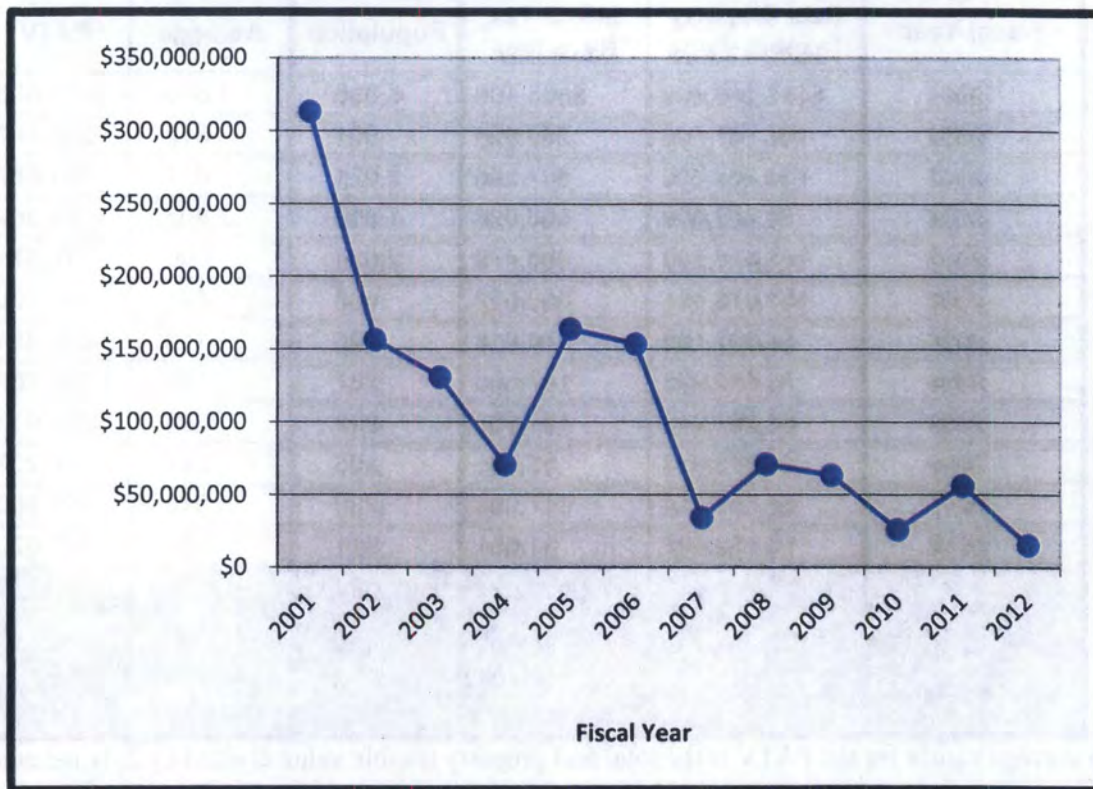


Chart 7. Total Population Annexed

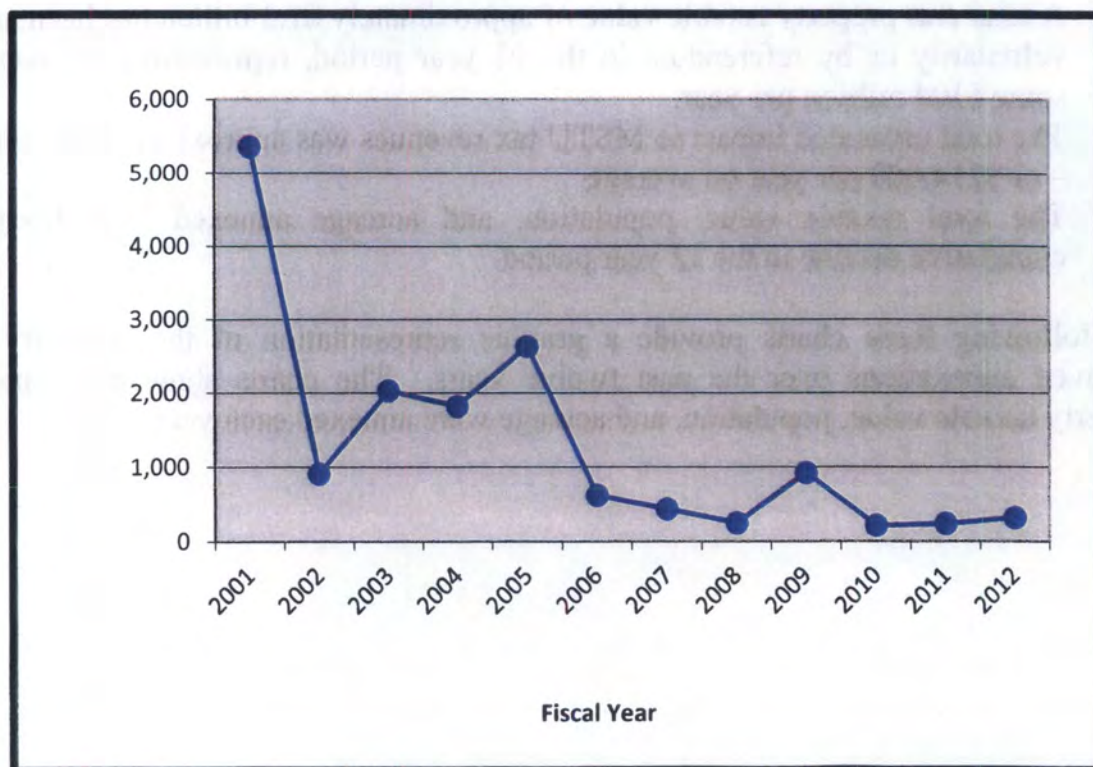
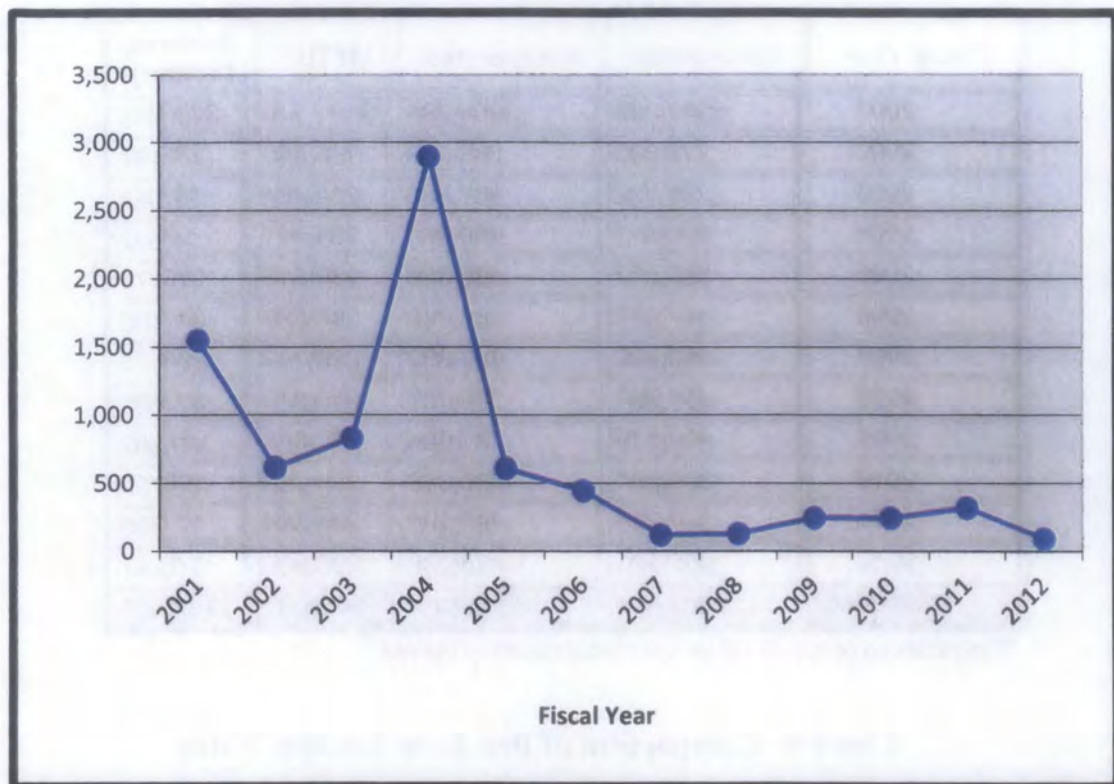


Chart 8. Total Acres Annexed

B. Taxable Value Comparison

The following table relate voluntary and referendum annexations that occurred over the twelve year study period to countywide, incorporated, and MSTU real property taxable values. The PATV (Table 9) of real property taxable values have been calculated in order to relate the three categories (countywide, incorporated, and MSTU) to the PATV of the property annexed for that particular fiscal year. The second-to-last column in Tables 8 labeled "MSTU" shows the value of the MSTU after annexation occurred.

Table 8. Comparison of Per Acre Taxable Value

Fiscal Year	Countywide	Incorporated	MSTU*	Annexed Property
2001	\$247,838	\$304,785	\$171,140	\$202,638
2002	270,836	333,483	185,059	255,197
2003	298,732	367,486	202,464	157,657
2004	333,511	400,861	231,471	24,362
2005	385,512	466,652	260,516	270,171
2006	467,075	568,709	308,589	347,108
2007	496,660	603,372	329,722	293,122
2008	454,391	555,107	310,643	573,663
2009	402,579	481,604	277,693	260,362
2010	380,861	460,368	254,369	106,732
2011	344,366	405,291	246,584	177,680
2012	355,641	428,539	238,352	170,667
AVERAGE	\$369,834	\$449,547	\$250,037	\$155,493

*Estimates to property value after annexation occurred.

Chart 9. Comparison of Per Acre Taxable Value

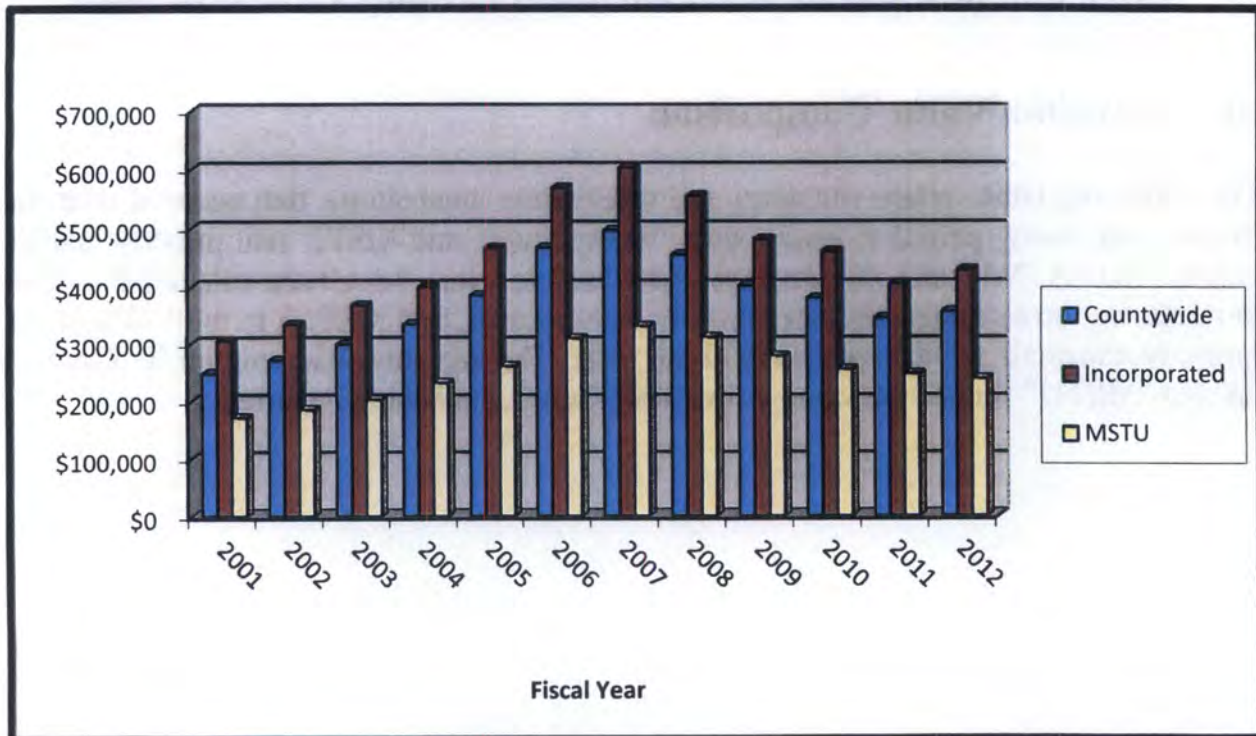


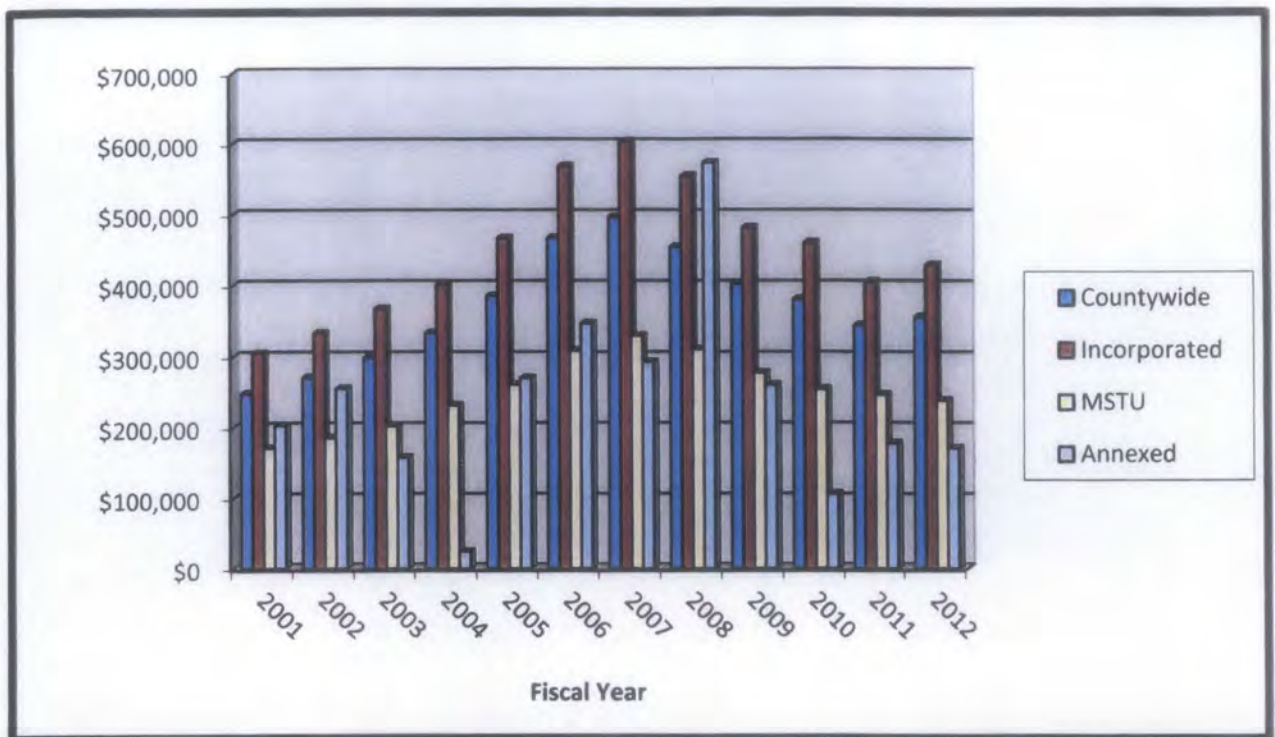
Chart 10. Comparison of Per Acre Taxable Value and Annexed Value

Table 8, Chart 9, and Chart 10 show that:

- The incorporated PATV averages were the highest of each individual area, with an average 80 percent higher than the average value of the MSTU and 22 percent higher than the average per acre value countywide.
- The PATV of all annexations fell below the incorporated values in eleven out of the twelve years, with the average well below the other three areas (countywide, incorporated, and MSTU).
- The average PATV of annexed property was 58 percent lower than the countywide average, 65 percent lower than the incorporated area average, and 38 percent lower than the MSTU average.
- The countywide value increased more during the study period than any of the other areas. The countywide, incorporated, and MSTU areas increased in per-acre value over the twelve-year study period by 39 percent countywide, incorporated by 33 percent and the MSTU average by 44 percent. While these three areas have significantly increased, the per acre value of annexed property was still significantly lower than the three areas (countywide, incorporated, and MSTU).

One common misconception is that the real property taxable value of the entire MSTU has decreased as a result of annexation. This is shown in Appendix Tables 4a through 4l where the MSTU's total ad valorem taxable value increased from approximately \$11.1 billion in FY01 to \$13.9 billion in FY12, even with the voluntary and referendum annexations that occurred during this same period.

APPENDIX

A. Voluntary Annexations – by City and Fiscal Year

FY 2001 Voluntary Annexations

Table 1a represents voluntary annexations conducted by eight local governments in Pinellas County for FY01, the first year that the PPC began reviewing and tracking voluntary annexations. This table, as well as Tables 1b through 1l, calculates the per acre taxable value (PATV) for annexed land. In addition, the amount of revenue that would have been received from the annexed areas by the Pinellas County Municipal Service Taxing Unit (MSTU) for this fiscal year is shown (using the appropriate fiscal year's MSTU millage rate).

The table shows that Pinellas Park conducted the most annexations involving nonresidential areas. It is also noted that in FY01 the total taxable value of annexed property was the third highest of all the years studied.

Table 1a. FY01 Voluntary Annexations

Municipality	Real Property Taxable Value	MSTU Tax Revenue	Population	Acreage	PATV
Clearwater	\$ 973,900	\$ 1,564	21	10.2	\$ 95,480
Dunedin	1,661,200	2,668	86	16.7	99,473
Largo	47,490,500	76,270	505	253.5	187,339
Oldsmar	0	0	0	15.6	0
Pinellas Park	16,160,700	25,954	56	163.6	98,782
Safety Harbor	711,100	1,142	21	6.1	116,574
Seminole	529,100	850	13	37.5	14,109
Tarpon Springs	600,300	964	4	7.5	80,040
TOTAL	\$ 68,126,800	\$109,412	706	510.7	-
AVERAGE VALUES*	-	-	-	-	\$ 133,399

* The average values for the PATV is the total real property taxable value divided by the total acreage.

FY 2002 Voluntary Annexations

The following table represents voluntary annexations conducted by nine local governments in Pinellas County. This table shows that Largo annexed significant acreage and taxable value during this fiscal year. The amount of annexed property taxable value was significantly higher than any local government in any of the years studied and more than twice as much as the FY01 shown in the previous section.

Table 1b. FY02 Voluntary Annexations

Municipality	Real Property Taxable Value	MSTU Tax Revenue	Population	Acreage	PATV
Clearwater	\$ 14,809,400	\$27,486	52	37.6	\$ 393,867
Dunedin	1,494,900	2,775	30	9.3	160,742
Largo	106,010,900	196,756	36	329.4	321,830
Oldsmar	97,400	181	2	0.5	194,800
Pinellas Park	17,252,000	32,020	410	139.3	123,848
Safety Harbor	429,700	798	6	4.4	97,659
Seminole	728,900	1,353	26	2.5	291,560
St. Petersburg	656,800	1,219	0	20.9	31,426
Tarpon Springs	429,600	797	0	24.4	17,607
TOTAL	\$ 141,909,600	\$263,384	562	568.3	-
AVERAGE VALUES*	-	-	-	-	\$ 249,709

* The average values for the PATV is the total real property taxable value divided by the total acreage.

FY 2003 Voluntary Annexations

The following table represents voluntary annexations conducted by nine local governments in Pinellas County during FY03. This table shows a significantly lower PATV than for annexations conducted in FY02.

Table 1c. FY03 Voluntary Annexations

Municipality	Real Property Taxable Value	MSTU Tax Revenue	Population	Acreage	PATV
Clearwater	\$3,434,200	\$8,091	64	18.9	\$ 181,704
Dunedin	4,788,300	11,281	49	15.8	303,857
Kenneth City	205,700	485	0	1.5	137,133
Largo	20,272,000	47,761	535	89.1	227,520
Oldsmar	0	0	0	25.0	0
Pinellas Park	18,177,800	42,827	84	169.4	107,307
Safety Harbor	2,587,800	6,097	21	33.5	77,248
St. Petersburg	1,661,100	3,914	32	86.9	19,115
Tarpon Springs	61,700	145	0	23.3	2,648
TOTAL	\$51,188,600	\$120,600	785	463.4	-
AVERAGE VALUES*	-	-	-	-	\$ 110,463

* The average values for the PATV is the total real property taxable value divided by the total acreage.

FY 2004 Voluntary Annexations

The following table represents one year of voluntary annexations conducted by eight local governments in Pinellas County. The table shows that Largo annexed the greatest total amount of area and taxable value, but in contrast, these areas had the fourth lowest PATV. Safety Harbor annexed the highest PATV.

Table 1d. FY04 Voluntary Annexations

Municipality	Real Property Taxable Value	MSTU Tax Revenue	Population	Acreage	PATV
Clearwater	\$3,245,400	\$7,646	170	33.9	\$95,735
Dunedin	3,457,700	8,146	260	40.8	84,748
Largo	25,530,000	60,149	1,174	245.1	104,162
Oldsmar	162,600	383	2	0.6	271,000
Pinellas Park	17,328,800	40,827	99	85.1	203,629
Safety Harbor	225,800	532	6	0.7	322,571
Seminole	4,095,200	9,648	97	13.4	305,612
St. Petersburg	29,400	69	2	0.2	147,000
TOTAL	\$54,074,900	\$127,400	1,810	419.8	-
AVERAGE VALUES*	-	-	-	-	\$128,811

* The average values for the PATV is the total real property taxable value divided by the total acreage.

FY 2005 Voluntary Annexations

The following table represents one year of voluntary annexations conducted by ten local governments in Pinellas County. The table shows that again Largo annexed the greatest total amount of area and taxable value. This year's annexations had the third highest PATV. Also, this year's annexations had the highest MSTU tax revenues annexed.

Table 1e. FY05 Voluntary Annexations

Municipality	Real Property Taxable Value	MSTU Tax Revenue	Population	Acreage	PATV
Clearwater	\$6,433,000	\$15,156	43	51.7	\$124,429
Dunedin	1,990,500	4,690	11	11.2	177,723
Largo	64,584,900	152,162	1,251	166.3	388,364
Oldsmar	0	0	0	2.6	0
Pinellas Park	12,481,700	29,407	127	78.6	158,800
Redington Shores	22,643,300	53,348	0	42.4	534,040
Safety Harbor	1,134,400	2,673	13	7.6	149,263
Seminole	12,437,700	29,303	611	52.4	237,361
St. Petersburg	10,846,800	25,555	557	35.5	305,544
Tarpon Springs	2,893,400	6,817	9	56.8	50,940
TOTAL	\$135,445,700	\$319,110	2,624	505.1	-
AVERAGE VALUES*	-	-	-	-	\$268,156

* The average values for the PATV is the total real property taxable value divided by the total acreage.

FY 2006 Voluntary Annexations

The following table represents one year of voluntary annexations conducted by nine local governments in Pinellas County. Shown within the table is that Pinellas Park annexed the greatest total amount of area and taxable value. This year's annexations had the fifth highest PATV. Also, this year's annexations had the third lowest MSTU tax revenues.

Table 1f. FY06 Voluntary Annexations

Municipality	Real Property Taxable Value	MSTU Tax Revenue	Population	Acreage	PATV
Clearwater	\$4,342,021	\$10,230	49	40.3	\$107,876
Dunedin	467,363	1,101	6	1.0	481,818
Largo	6,774,804	15,961	95	19.8	342,162
Oldsmar	3,292,473	7,757	64	5.3	617,725
Pinellas Park	14,099,253	33,218	80	55.9	252,358
Safety Harbor	613,000	1,444	4	2.2	273,661
Seminole	1,787,503	4,211	15	6.1	295,455
St. Petersburg	289,400	682	0	1.1	265,505
Tarpon Springs	1,290,600	3,041	0	3.7	351,662
TOTAL	\$32,956,417	\$77,645	313	135.3	-
AVERAGE VALUES*	-	-	-	-	\$243,634

* The average values for the PATV is the total real property taxable value divided by the total acreage.

FY 2007 Voluntary Annexations

The following table represents one year of voluntary annexations conducted by eight local governments in Pinellas County. Shown within the table is that Largo annexed the greatest total amount of area and taxable value. This year's annexations had the second highest PATV. Also, this year's annexations had the lowest MSTU tax revenues. Also, this is the last fiscal year in which annexations were reviewed under Pinellas County Ordinance No. 00-63, which was invalidated in October 2007.

Table 1g. FY07 Voluntary Annexations

Municipality	Real Property Taxable Value	MSTU Tax Revenue	Population	Acreage	PATV
Clearwater	\$6,099,060	\$12,721	60	20.1	\$303,587
Dunedin	344,944	719	2	4.9	70,397
Largo	9,034,336	18,843	86	28.9	312,823
Oldsmar	8,868,262	18,497	202	23.6	376,093
Pinellas Park	6,819,846	14,224	60	19.1	357,060
Safety Harbor	1,007,276	2,101	9	5.9	171,015
Seminole	463,662	967	6	0.6	463,662
Tarpon Springs	1,364,800	2,847	0	12.9	105,963
TOTAL	\$34,002,186	\$70,918	425	115.9	-
AVERAGE VALUES*	-	-	-	-	\$293,451

* The average values for the PATV is the total real property taxable value divided by the total acreage.

FY 2008 Voluntary Annexations

The following table represents one year of voluntary annexations conducted by nine local governments in Pinellas County. Shown within the table is that Largo annexed the greatest total amount of area and St. Petersburg annexed the greatest amount of taxable value. This year's annexations had the highest PATV. Also, this year's annexations had the second lowest MSTU tax revenues. This is the first year in which annexations occurred after the invalidation of Pinellas County Ordinance No. 00-63.

Table 1h. FY08 Voluntary Annexations

Municipality	Real Property Taxable Value	MSTU Tax Revenue	Population	Acreage	PATV
Clearwater	\$2,357,747	\$4,918	26	4.8	\$488,146
Dunedin	340,167	709	2	1.8	192,185
Largo	10,721,546	22,362	97	26.1	410,316
Oldsmar	1,337,385	2,789	34	2.3	578,955
Pinellas Park	1,940,664	4,048	47	9.8	198,027
Safety Harbor	198,215	413	6	1.2	163,814
Seminole	1,058,569	2,208	24	7.0	150,365
St. Petersburg	16,730,300	34,894	0	15.7	1,069,029
Tarpon Springs	2,253,900	4,701	2	11.0	204,343
TOTAL	\$36,938,493	\$77,043	237	79.8	-
AVERAGE VALUES*	-	-	-	-	\$463,062

* The average values for the PATV is the total real property taxable value divided by the total acreage.

FY 2009 Voluntary Annexations

The following table represents one year of voluntary annexations conducted by nine local governments in Pinellas County. Shown within the table is that Largo annexed the greatest total amount of area and the greatest amount of taxable value.

Table 1i. FY09 Voluntary Annexations

Municipality	Real Property Taxable Value	MSTU Tax Revenue	Population	Acreage	PATV
Clearwater	\$2,212,028	\$4,614	26	10.6	\$209,076
Dunedin	1,137,071	2,372	7	9.6	117,953
Kenneth City	1,627,112	3,394	15	2.6	628,229
Largo	27,499,203	57,355	793	86.3	318,573
Oldsmar	398,060	830	9	1.4	292,691
Pinellas Park	2,938,016	6,128	39	9.7	304,458
Safety Harbor	53,732	112	0	0.4	127,933
Seminole	1,519,206	3,169	21	57.6	26,371
Tarpon Springs	93,533	195	2	35.6	2,631
TOTAL	\$37,477,961	\$78,169	912	213.7	-
AVERAGE VALUES*	-	-	-	-	\$175,360

* The average values for the PATV is the total real property taxable value divided by the total acreage.

FY 2010 Voluntary Annexations

The following table represents one year of voluntary annexations conducted by eight local governments in Pinellas County. Shown within the table is that Oldsmar annexed the greatest total amount of area and Clearwater annexed the greatest amount of taxable value.

Table 1j. FY10 Voluntary Annexations

Municipality	Real Property Taxable Value	MSTU Tax Revenue	Population	Acreage	PATV
Clearwater	\$8,884,937	\$18,531	78	51.2	\$173,432
Kenneth City	5,423,889	11,313	22	16.0	338,993
Largo	5,803,012	12,103	68	55.0	105,567
Oldsmar	2,085,176	4,349	10	101.8	20,487
Pinellas Park	1,170,631	2,442	13	8.4	140,195
Safety Harbor	315,010	657	5	1.0	324,753
Seminole	1,329,207	2,772	7	2.2	609,728
Tarpon Springs	701,961	1,464	2	5.4	129,037
TOTAL	\$25,713,823	\$53,631	205	240.9	-
AVERAGE VALUES*	-	-	-	-	\$106,732

* The average values for the PATV is the total real property taxable value divided by the total acreage.

FY 2011 Voluntary Annexations

The following table represents one year of voluntary annexations conducted by six local governments in Pinellas County. Shown within the table is that Oldsmar annexed the greatest total amount of area and Pinellas Park annexed the greatest amount of taxable value.

Table 1k. FY11 Voluntary Annexations

Municipality	Real Property Taxable Value	MSTU Tax Revenue	Population	Acreage	PATV
Clearwater	\$4,939,745	\$10,303	150	20.3	\$243,577
Largo	1,617,957	3,375	26	17.0	95,342
Oldsmar	289,519	604	15	60.8	4,759
Pinellas Park	6,204,141	12,940	13	14.7	422,625
Safety Harbor	81,040	169	4	0.1	623,385
Seminole	3,973,570	8,288	22	17.3	229,289
TOTAL	\$17,105,972	\$35,678	230	130.2	-
AVERAGE VALUES*	-	-	-	-	\$131,352

* The average values for the PATV is the total real property taxable value divided by the total acreage.

FY 2012 Voluntary Annexations

The following table represents one year of voluntary annexations conducted by seven local governments in Pinellas County. Shown within the table is that Largo annexed the greatest total amount of area and the greatest amount of taxable value.

Table 11. FY12 Voluntary Annexations

Municipality	Real Property Taxable Value	MSTU Tax Revenue	Population	Acreage	PATV
Clearwater	\$1,366,689	\$2,851	81	5.8	\$235,636
Dunedin	301,245	628	9	1.8	167,358
Largo	6,951,927	14,500	150	47.1	147,599
Oldsmar	2,108,764	4,398	9	11.4	184,979
Pinellas Park	4,427,840	9,235	49	20.1	220,291
Safety Harbor	214,504	447	7	0.4	536,260
Seminole	265,717	554	6	2.5	106,287
TOTAL	\$15,189,407	\$31,681	311	88.5	-
AVERAGE VALUES*	-	-	-	-	\$171,632

* The average values for the PATV is the total real property taxable value divided by the total acreage.

B. Referendum Annexations – By City and Fiscal Year

FY 2001 Referendum Annexations

This table shows the first fiscal year that the PPC tracked referendum annexations. As can be seen, the City of Seminole's annexation of the Seminole Lakes Estates area (and adjoining commercial and industrial areas along Seminole Boulevard) included significant taxable value.

Table 2a. FY01 Referendum Annexations

Municipality	Real Property Taxable Value	MSTU Tax Revenue	Population	Acreage	PATV
Seminole ¹³	\$ 128,955,000	\$ 239,340	1,283	536	\$ 240,498
Seminole ¹⁴	49,044,900	91,027	1,894	391	125,435
Seminole ¹⁵	42,245,800	78,408	709	168	251,463
Seminole ¹⁶	8,969,900	21,133	396	23	389,097
Seminole ¹⁷	15,926,000	37,522	367	41	390,283
TOTAL	\$245,141,600	\$467,430	4,649	1,035	-
AVERAGE VALUES*	-	-	-	-	\$236,794

* The average values for the PATV is the total real property taxable value divided by the total acreage.

¹³ Seminole Lakes (AN 00-07)

¹⁴ The Gardens (AN 00-08)

¹⁵ Woodbridge (AN 00-09)

¹⁶ Area "A" (AN 01-01)

¹⁷ Area "C" (AN 01-02)

FY 2002 Referendum Annexations

The table below shows an above average PATV (significantly above the average shown in Table 6 of the report) for the Seminole Area “B” referendum annexation.

Table 2b. FY02 Referendum Annexations

Municipality	Real Property Taxable Value	MSTU Tax Revenue	Population	Acreage	PATV
Seminole ¹⁸	\$2,721,800	\$6,413	64	16	\$169,555
Seminole ¹⁹	11,525,700	27,155	275	28	418,266
TOTAL	\$14,247,500	\$33,568	339	44	-
AVERAGE VALUES*	-	-	-	-	\$326,714

* The average values for the PATV is the total real property taxable value divided by the total acreage.

FY 2003 Referendum Annexations

The table below shows an above average PATV (significantly above the average shown in Table 6 of the report) for these referendum annexations. This is also the first year there was a referendum with no registered electors (Largo annexation). Termed “nonreferendum referendums,” these are conducted using the portion of Florida Statutes that control referendum annexation, but since there are no registered electors in the subject area, a referendum vote is not required nor were any held

Table 2c. FY03 Referendum Annexations

Municipality	Real Property Taxable Value	MSTU Tax Revenue	Population	Acreage	PATV
Largo ²⁰	\$1,067,400	\$2,515	0	13	\$81,549
Seminole ²¹	68,290,700	160,893	875	259	263,669
Seminole ²²	6,786,500	15,989	267	74	91,986
Gulfport ²³	3,119,100	7,349	94	18	171,621
TOTAL	\$79,263,700	\$186,746	1,236	364	-
AVERAGE VALUES*	-	-	-	-	\$217,732

* The average values for the PATV is the total real property taxable value divided by the total acreage.

¹⁸ Area “A” (AN 01-04)

¹⁹ Area “B” (AN 01-05)

²⁰ Largo (AN 02-01) - no registered electors

²¹ Northwest (AN 02-05)

²² Timberwoods/Parkview (AN 02-06)

²³ Pasadena Golf Club Estates, Section 1 (AN 02-04)

FY 2004 Referendum Annexations

The referendum annexations conducted during FY04 were all what are termed “nonreferendum referendums.” That is, they are conducted using the portion of Florida Statutes that control referendum annexation, but since there are no registered electors in the subject area, a referendum vote is not required nor were any held.

What is significant in this table is the very low PATV due to the large annexation conducted by St. Petersburg of the Weedon Island Preserve North and related commercial areas that had a very low taxable value and no population in the annexed areas.

Table 2d. FY04 Referendum Annexations

Municipality	Real Property Taxable Value	MSTU Tax Revenue	Population	Acreage	PATV
Largo ²⁴	\$9,304,900	\$17,340	0	91	\$102,591
St. Petersburg ²⁵	7,089,800	14,995	0	2,382	2,976
TOTAL	\$16,394,700	\$32,335	0	2,473	-
AVERAGE VALUES*	-	-	-	-	\$6,630

* The average values for the PATV is the total real property taxable value divided by the total acreage.

²⁴ West of 49th Street Area - no registered electors

²⁵ Weedon Island Preserve North - no registered electors

FY 2005 Referendum Annexations

The referendum annexations conducted during FY05 were all what are termed “nonreferendum referendums.” That is, that they are conducted using the portion of Florida Statutes that control referendum annexation, but since there are no registered electors in the subject area a referendum vote is not required nor held. What is significant in this table is the very high PATV and no population in the annexed areas.

Table 2e. FY05 Referendum Annexations

Municipality	Real Property Taxable Value	MSTU Tax Revenue	Population	Acreage	PATV
Largo ²⁶	\$2,893,400	\$6,708	0	6	\$508,429
Largo ²⁷	5,263,300	12,400	0	27	198,615
St. Petersburg ²⁸	13,221,400	31,150	0	21	638,715
St. Petersburg ²⁹	5,560,100	13,100	0	22	257,412
Largo ³⁰	1,278,000	3,011	0	26	48,966
TOTAL	\$28,170,000	\$66,369	0	101	-
AVERAGE VALUES*	-	-	-	-	\$280,299

* The average values for the PATV is the total real property taxable value divided by the total acreage.

²⁶ Roosevelt Boulevard and 58th Street - no registered electors

²⁷ 58th Street and Whitney Road - no registered electors

²⁸ North St. Petersburg - no registered electors

²⁹ Pirate's Cove - no registered electors

³⁰ 16th Avenue Southeast - no registered electors

FY 2006 Referendum Annexations

Five of the six referendum annexations conducted during FY06 are what we term “nonreferendum referendums.” That is, that they are conducted using the portion of Florida Statutes that control referendum annexation, but since there are no registered electors in the subject area a referendum vote is not required nor held. The City of Tarpon Springs was the only jurisdiction to conduct a referendum annexation this year.

Table 2f. FY06 Referendum Annexations

Municipality	Real Property Taxable Value	MSTU Tax Revenue	Population	Acreage	PATV
Largo ³¹	\$30,303,600	\$71,395	0	90.7	\$333,961
Largo ³²	7,762,200	18,288	0	30.6	254,082
Largo ³³	74,698,700	175,990	0	144.4	517,412
Pinellas Park ³⁴	1,170,400	2,757	0	7.2	162,556
St. Petersburg ³⁵	579,600	1,366	0	6.1	94,706
Tarpon Springs ³⁶	5,607,274	13,211	295	26.7	209,775
TOTAL	\$120,121,774	\$283,007	295	305.7	-
AVERAGE VALUES*	-	-	-	-	\$392,927

* The average values for the PATV is the total real property taxable value divided by the total acreage.

FY 2007 Referendum Annexations

There were no referendum annexations initiated or finalized during FY07.

³¹ Ulmerton Road and 49th Street - no registered electors

³² 49th Street and Roosevelt Boulevard - no registered electors

³³ 58th Street and Roosevelt Boulevard - no registered electors

³⁴ 70th Avenue and 71st Street - no registered electors

³⁵ Savona - no registered electors

³⁶ Leisure Lake Village Mobile Home Park

FY 2008 Referendum Annexations

All three referendum annexations conducted during Fiscal Year 2007/08 are what we term “nonreferendum referendums.” That is, that they are conducted using the portion of Florida Statutes that control referendum annexation, but since there are no registered electors in the subject area a referendum vote is not required nor held.

Table 2g. FY08 Referendum Annexations

Municipality	Real Property Taxable Value	MSTU Tax Revenue	Population	Acreage	PATV
Largo ³⁷	\$279,100	\$582	0	0.8	\$348,875
St. Petersburg ³⁸	17,608,200	36,725	0	11.8	1,487,179
Largo ³⁹	15,987,200	33,345	0	31.0	515,716
TOTAL	\$33,874,500	\$70,652	0	43.6	-
AVERAGE VALUES*	-	-	-	-	\$776,226

* The average values for the PATV is the total real property taxable value divided by the total acreage.

FY 2009 Referendum Annexations

The one referendum annexation conducted during FY09 is what we term “nonreferendum referendum.” That is, it is conducted using the portion of Florida Statutes that control referendum annexation, but since there are no registered electors in the subject area a referendum vote is not required nor held. This annexation was the subject of a lawsuit and approved by Circuit Court of Appeals in 2011.

Table 2h. FY09 Referendum Annexations

Municipality	Real Property Taxable Value	MSTU Tax Revenue	Population	Acreage	PATV
St. Petersburg ⁴⁰	\$25,789,952	\$53,790	0	29.7	\$868,349
TOTAL	\$25,789,952	\$53,790	0	29.7	-
AVERAGE VALUES*	-	-	-	-	\$868,349

* The average values for the PATV is the total real property taxable value divided by the total acreage.

³⁷ Blanchard/Touchton - no registered electors

³⁸ West Executive Drive - no registered electors

³⁹ 130th Avenue & Starkey Road - no registered electors

⁴⁰ North Tierra Verde - no registered electors

FY 2010 Referendum Annexations

There were no referendum annexations initiated or finalized during FY10.

FY 2011 Referendum Annexations

The one referendum annexation conducted during FY11 is what we term “nonreferendum referendum.” That is, it is conducted using the portion of Florida Statutes that control referendum annexation, but since there are no registered electors in the subject area a referendum vote is not required nor held.

Table 2i. FY11 Referendum Annexations

Municipality	Real Property Taxable Value	MSTU Tax Revenue	Population	Acreage	PATV
Largo ⁴¹	\$39,037,442	\$81,420	0	185.8	\$210,161
TOTAL	\$39,037,442	\$81,420	0	185.8	-
AVERAGE VALUES*	-	-	-	-	\$210,161

* The average values for the PATV is the total real property taxable value divided by the total acreage.

FY 2012 Referendum Annexations

There were no referendum annexations initiated or finalized during FY12.

⁴¹ Ulmerton Rd & Starkey Rd Area - no registered electors

C. Summary of All Annexations – By City and Fiscal Year

Table 3a. FY 2001 - All Annexations

Municipality	Taxable Value	MSTU Tax Revenue	Population	Acreage	PATV
Clearwater	\$973,900	\$1,564	21	10.2	\$95,480
Dunedin	1,661,200	2,668	86	16.7	99,473
Largo	47,490,500	76,270	505	253.5	187,339
Oldsmar	0	0	0	15.6	0
Pinellas Park	16,160,700	25,954	56	163.6	98,782
Safety Harbor	711,100	1,142	21	6.1	116,574
Seminole	245,670,700	468,280	4,662	1,072.8	229,010
Tarpon Springs	600,300	964	4	7.5	80,040
TOTAL	\$313,268,400	\$576,842	5,355	1,606.1	-
AVERAGE VALUES*	-	-	-	-	\$195,049

* The average values for the PATV is the total real property taxable value divided by the total acreage.

Table 3b. FY 2002 - All Annexations

Municipality	Taxable Value	MSTU Tax Revenue	Population	Acreage	PATV
Clearwater	\$14,809,400	\$27,486	52	37.6	\$393,867
Dunedin	1,494,900	2,775	30	9.3	160,742
Largo	106,010,900	196,756	36	329.4	321,830
Oldsmar	97,400	181	2	0.5	194,800
Pinellas Park	17,252,000	32,020	410	139.3	123,848
Safety Harbor	429,700	798	6	4.4	97,659
Seminole	14,976,400	34,921	365	46.1	324,808
St. Petersburg	656,800	1,219	0	20.9	31,426
Tarpon Springs	429,600	797	0	24.4	17,607
TOTAL	\$156,157,100	\$296,952	901	611.9	-
AVERAGE VALUES*	-	-	-	-	\$255,197

* The average values for the PATV is the total real property taxable value divided by the total acreage.

Table 3c. FY 2003 - All Annexations

Municipality	Taxable Value	MSTU Tax Revenue	Population	Acreage	PATV
Clearwater	\$3,434,200	\$8,091	64	18.9	\$181,704
Dunedin	4,788,300	11,281	49	15.8	303,057
Gulfport	3,119,100	7,349	94	18.2	171,621
Kenneth City	205,700	485	0	1.5	137,133
Largo	21,339,400	50,276	535	102.2	208,823
Oldsmar	0	0	0	25.0	0
Pinellas Park	18,177,800	42,827	84	169.4	107,307
Safety Harbor	2,587,800	6,097	21	33.5	77,248
Seminole	75,077,200	176,882	1,142	332.8	225,606
St. Petersburg	1,661,100	3,914	32	86.9	19,115
Tarpon Springs	61,700	145	0	23.3	2,648
TOTAL	\$130,452,300	\$307,346	2,021	827.4	-
AVERAGE VALUES*	-	-	-	-	\$157,657

* The average values for the PATV is the total real property taxable value divided by the total acreage.

Table 3d. FY 2004 - All Annexations

Municipality	Taxable Value	MSTU Tax Revenue	Population	Acreage	PATV
Clearwater	\$3,245,400	\$7,646	170	33.9	\$95,735
Dunedin	3,457,700	8,146	260	40.8	84,748
Largo	34,834,900	77,489	1,174	335.8	103,737
Oldsmar	162,600	383	2	0.6	271,000
Pinellas Park	17,328,800	40,827	99	85.1	203,629
Safety Harbor	225,800	532	6	0.7	322,571
Seminole	4,095,200	9,648	97	13.4	305,612
St. Petersburg	7,119,200	15,064	2	2,382.3	2,988
TOTAL	\$70,469,600	\$159,735	1,810	2,892.6	-
AVERAGE VALUES*	-	-	-	-	\$24,362

* The average values for the PATV is the total real property taxable value divided by the total acreage.

Table 3e. FY 2005 - All Annexations

Municipality	Taxable Value	MSTU Tax Revenue	Population	Acreage	PATV
Clearwater	\$6,433,000	\$15,156	43	51.7	\$124,429
Dunedin	1,990,500	4,690	11	11.2	177,723
Largo	73,973,400	174,281	1,251	224.5	329,503
Oldsmar	0	0	0	2.6	0
Pinellas Park	12,481,700	29,407	127	78.6	158,800
Redington Shores	22,643,300	53,348	0	42.4	534,040
Safety Harbor	1,134,400	2,673	13	7.6	149,263
Seminole	12,437,700	29,303	611	52.4	237,361
St. Petersburg	29,628,300	69,804	557	77.8	380,826
Tarpon Springs	2,893,400	6,817	9	56.8	50,940
TOTAL	\$163,615,700	\$385,479	2,624	605.6	-
AVERAGE VALUES*	-	-	-	-	\$270,171

* The average values for the PATV is the total real property taxable value divided by the total acreage.

Table 3f. FY 2006 - All Annexations

Municipality	Taxable Value	MSTU Tax Revenue	Population	Acreage	PATV
Clearwater	\$4,342,021	\$10,230	49	40.3	\$107,876
Dunedin	467,363	1,101	6	1.0	481,818
Largo	119,539,304	281,635	95	285.5	418,760
Oldsmar	3,292,473	7,757	64	5.3	617,725
Pinellas Park	15,269,653	35,975	80	63.1	242,106
Safety Harbor	613,000	1,444	4	2.2	273,661
Seminole	1,787,503	4,211	15	6.1	295,455
St. Petersburg	869,000	2,047	0	7.2	120,527
Tarpon Springs	6,897,874	16,251	295	30.4	226,904
TOTAL	\$153,078,191	\$360,651	608	441.1	-
AVERAGE VALUES*	-	-	-	-	\$347,037

* The average values for the PATV is the total real property taxable value divided by the total acreage.

Table 3g. FY 2007 - All Annexations

Municipality	Taxable Value	MSTU Tax Revenue	Population	Acreage	PATV
Clearwater	\$6,099,060	\$12,721	60	20.1	\$303,587
Dunedin	344,944	719	2	4.9	70,397
Largo	9,034,336	18,843	86	28.9	312,823
Oldsmar	8,868,262	18,497	202	23.6	376,093
Pinellas Park	6,819,846	14,224	60	19.1	357,060
Safety Harbor	1,007,276	2,101	9	5.9	171,015
Seminole	463,662	967	6	0.6	463,662
Tarpon Springs	1,364,800	2,847	0	12.9	105,963
TOTAL	\$34,002,186	\$70,918	425	115.9	-
AVERAGE VALUES*	-	-	-	-	\$293,451

* The average values for the PATV is the total real property taxable value divided by the total acreage.

Table 3h. FY 2008 - All Annexations

Municipality	Taxable Value	MSTU Tax Revenue	Population	Acreage	PATV
Clearwater	\$2,357,747	\$4,918	26	4.8	\$488,146
Dunedin	340,167	709	2	1.8	192,185
Largo	26,987,846	56,289	97	57.9	465,870
Oldsmar	1,337,385	2,789	34	2.3	578,955
Pinellas Park	1,940,664	4,048	47	9.8	198,027
Safety Harbor	198,215	413	6	1.2	163,814
Seminole	1,058,569	2,208	24	7.0	150,365
St. Petersburg	34,338,500	71,620	0	27.5	1,249,127
Tarpon Springs	2,253,900	4,701	2	11.0	204,343
TOTAL	\$70,812,993	\$147,695	237	123.3	-
AVERAGE VALUES*	-	-	-	-	\$1,239,288

* The average values for the PATV is the total real property taxable value divided by the total acreage.

Table 3i. FY 2009 - All Annexations

Municipality	Taxable Value	MSTU Tax Revenue	Population	Acreage	PATV
Clearwater	\$2,212,028	\$4,614	26	10.6	\$209,076
Dunedin	1,137,071	2,372	7	9.6	117,953
Kenneth City	1,627,112	3,394	15	2.6	628,229
Largo	27,499,203	57,355	793	86.3	318,573
Oldsmar	398,060	830	9	1.4	292,691
Pinellas Park	2,938,016	6,128	39	9.7	304,458
Safety Harbor	53,732	112	0	0.4	127,933
Seminole	1,519,206	3,169	21	57.6	26,371
St. Petersburg	25,789,952	53,790	0	29.7	868,349
Tarpon Springs	93,533	195	2	35.6	2,631
TOTAL	\$63,267,913	\$131,958	912	243.4	-
AVERAGE VALUES*	-	-	-	-	\$259,913

* The average values for the PATV is the total real property taxable value divided by the total acreage.

Table 3j. FY 2010 - All Annexations

Municipality	Taxable Value	MSTU Tax Revenue	Population	Acreage	PATV
Clearwater	\$8,884,937	\$18,531	78	51.2	\$173,432
Kenneth City	5,423,889	11,313	22	16.0	338,993
Largo	5,803,012	12,103	68	55.0	105,567
Oldsmar	2,085,176	4,349	10	101.8	20,487
Pinellas Park	1,170,631	2,442	13	8.4	140,195
Safety Harbor	315,010	657	5	1.0	324,753
Seminole	1,329,207	2,772	7	2.2	609,728
Tarpon Springs	701,961	1,464	2	5.4	129,037
TOTAL	\$25,713,823	\$53,631	205	240.9	-
AVERAGE VALUES*	-	-	-	-	\$106,732

* The average values for the PATV is the total real property taxable value divided by the total acreage.

Table 3k. FY 2011 - All Annexations

Municipality	Taxable Value	MSTU Tax Revenue	Population	Acreage	PATV
Clearwater	\$4,939,745	\$10,303	150	20.3	\$243,577
Largo	40,655,399	84,795	26	202.7	200,569
Oldsmar	289,519	604	15	60.8	4,759
Pinellas Park	6,204,141	12,940	13	14.7	422,625
Safety Harbor	81,040	169	4	0.1	623,685
Seminole	3,973,570	8,288	22	17.3	229,289
TOTAL	\$59,143,414	\$117,098	230	316.0	-
AVERAGE VALUES*	-	-	-	-	\$177,680

* The average values for the PATV is the total real property taxable value divided by the total acreage.

Table 3l. FY 2012 - All Annexations

Municipality	Real Property Taxable Value	MSTU Tax Revenue	Population	Acreage	PATV
Clearwater	\$1,366,689	\$2,851	81	5.8	\$235,636
Dunedin	301,245	628	9	1.8	167,358
Largo	6,951,927	14,500	150	47.1	147,599
Oldsmar	2,108,764	4,398	9	11.4	184,979
Pinellas Park	4,427,840	9,235	49	20.1	220,291
Safety Harbor	214,504	447	7	0.4	536,260
Seminole	265,717	554	6	2.5	106,287
TOTAL	\$15,189,407	\$31,681	311	88.5	-
AVERAGE VALUES*	-	-	-	-	\$171,632

* The average values for the PATV is the total real property taxable value divided by the total acreage.

D. Overall Value Comparison – By Fiscal Year

Table 4a. Overall Value Comparison for FY 2001

	Real Property Taxable Value	Estimated Population*	Acreage	PATV
Countywide	\$37,671,431,940	921,495	152,000	\$247,838
Incorporated	26,587,006,640	633,542	87,232	304,785
MSTU Before Annexation	11,397,693,700	272,588	66,314	171,875
All Annexations	313,268,400	5,355	1,546	202,638
MSTU After Annexation	11,084,425,300	267,233	64,768	171,140
<i>Difference in MSTU</i>	<i>\$313,268,400 less</i>	<i>5,355 less</i>	<i>1,546 less</i>	<i>\$734 lower</i>

*Source: BEBR FL Statistical Abstract 2001

Table 4a. shows that as a function of annexation for this fiscal year:

- 2.7% of real property taxable value in the MSTU was annexed.
- 2.0% of the population in the MSTU was annexed.
- 2.3% of the acreage in the MSTU was annexed.
- PATV of the property annexed was 18% lower than the countywide average, 34% lower than the incorporated average, and 18% higher than the MSTU's average.
- Annexations caused a decrease in the PATV (0.4%) in the MSTU.

Table 4b. Overall Value Comparison for FY 2002

	Real Property Taxable Value	Estimated Population*	Acreage	PATV
Countywide	\$41,167,093,480	929,208	152,000	\$270,836
Incorporated	29,294,413,300	644,341	87,844	333,483
MSTU Before Annexation	12,028,837,280	285,768	64,768	185,722
All Annexations	156,157,100	901	612	255,197
MSTU After Annexation	11,872,680,180	284,867	64,156	185,059
<i>Difference in MSTU</i>	<i>\$156,157,100 less</i>	<i>901 less</i>	<i>612 less</i>	<i>\$663 lower</i>

*Source: BEBR FL Statistical Abstract 2002

Table 4b. shows that as a function of annexation for this fiscal year:

- 1.3% of real property taxable value in the MSTU was annexed.
- 0.3% of the population in the MSTU was annexed.
- 0.9% of the acreage in the MSTU was annexed.

- PATV of the property annexed were 6% lower than the countywide average, 23% lower than the incorporated average, and 37% higher than the MSTU's average.
- Annexations caused a decrease in the PATV (0.4%) in the MSTU.

Table 4c. Overall Value Comparison for FY 2003

	Real Property Taxable Value	Estimated Population*	Acreage	PATV
Countywide	\$45,407,288,131	933,994	152,000	\$298,732
Incorporated	32,585,504,000	648,504	88,671	367,486
MSTU Before Annexation	12,952,236,431	287,511	64,156	201,886
All Annexations	130,452,300	2,021	827.4	157,657
MSTU After Annexation	12,821,784,131	285,490	63,329	202,464
<i>Difference in MSTU</i>	<i>\$130,452,300 lower</i>	<i>2,021 less</i>	<i>827 less</i>	<i>\$578 higher</i>

*Source: BEBR FL Statistical Abstract 2003

Table 4c. shows that as a function of annexation for this fiscal year:

- 1.0% of real property taxable value in the MSTU was annexed.
- 0.7% of population in the MSTU was annexed.
- 1.3% of the acreage in the MSTU was annexed.
- PATV of the property annexed was 47% lower than the countywide average, 57% lower than the incorporated average, and 22% lower than the MSTU's average.
- Annexations actually caused a slight increase in the PATV (0.3%) in the MSTU.

Table 4d. Overall Value Comparison for FY 2004

	Real Property Taxable Value	Estimated Population*	Acreage	PATV
Countywide	\$50,693,626,100	939,864	152,000	\$333,511
Incorporated	36,704,436,800	654,932	91,564	400,861
MSTU Before Annexation	14,059,658,900	286,742	63,329	222,011
Annexations	70,469,600	1,810	2,892.6	24,362
MSTU After Annexation	13,989,189,300	284,932	60,436	231,471
<i>Difference in MSTU</i>	<i>\$70,469,600 less</i>	<i>1,810 lower</i>	<i>2,893 lower</i>	<i>\$9,460 higher</i>

* Source: BEBR FL Statistical Abstract 2004

Table 4d. shows that as a function of annexation for this fiscal year:

- 0.5% of real property taxable value in the MSTU was annexed.

- 0.6% of population in the MSTU was annexed.
- 4.6% of the acreage in the MSTU was annexed.
- PATV of the property annexed was 93% lower than the countywide average, 94% lower than the incorporated average, and 89% lower than the MSTU's average.⁴²
- Annexations actually caused a significant increase in PATV (4.3%) in the MSTU.
- The PATV for all annexations (\$24,362) was significantly lower than the overall areas that were compared with. This is mainly due to the large number of acres annexed in Weedon Island Preserve North and lack of associated taxable value.

Table 4e. Overall Value Comparison for FY 2005

	Real Property Taxable Value	Estimated Population*	Acreage	PATV
Countywide	\$58,597,865,498	943,640	152,000	\$385,512
Incorporated	43,011,094,898	659,334	92,170	466,652
MSTU Before Annexation	15,750,386,300	286,930	60,436	260,612
Annexations	163,615,700	2,624	606	270,171
MSTU After Annexation	15,586,770,600	284,306	59,830	260,516
<i>Difference in MSTU</i>	<i>\$163,615,700 less</i>	<i>2,624 lower</i>	<i>606 lower</i>	<i>\$97 lower</i>

*Source: BEBR FL Statistical Abstract 2005

Table 4e. shows that as a function of annexation for this fiscal year:

- 1.0% of real property taxable value in the MSTU was annexed.
- 0.9% of population in the MSTU was annexed.
- 1.0% of the acreage in the MSTU was annexed.
- PATV of the property annexed was 30% lower than the countywide average, 42% lower than the incorporated average, and 4% higher than the MSTU's average.⁴³
- Annexations actually caused a slight decrease in the PATV (0.04%) in the MSTU.

⁴² Compared to the values of these areas before annexation is factored into the equation.

⁴³ Compared to the values of these areas before annexation is factored into the equation.

Table 4f. Overall Value Comparison for FY 2006

	Real Property Taxable Value	Estimated Population*	Acreage	PATV
Countywide	\$70,995,378,472	947,744	152,000	\$467,075
Incorporated	52,668,433,543	664,685	92,611	568,709
MSTU Before Annexation	18,480,023,120	283,667	59,830	308,873
Annexations	153,078,191	608	441	347,108
MSTU After Annexation	18,326,944,929	283,059	59,389	308,589
<i>Difference in MSTU</i>	<i>\$153,078,191 less</i>	<i>608 lower</i>	<i>441 lower</i>	<i>\$284 lower</i>

*Source: BEBR FL Statistical Abstract 2006

Table 4f. shows that as a function of annexation for this fiscal year:

- 0.8% of real property taxable value in the MSTU was annexed.
- 0.2% of population in the MSTU was annexed.
- 0.7% of the acreage in the MSTU was annexed.
- PATV of the property annexed was 26% lower than the countywide average, 39% lower than the incorporated average, and 12% higher than the MSTU's average.⁴⁴
- Annexations actually caused a slight decrease in the PATV (0.04%) in the MSTU.

Table 4g. Overall Value Comparison for FY 2007

	Real Property Taxable Value	Estimated Population*	Acreage	PATV
Countywide	\$75,492,390,171	948,102	152,000	\$496,660
Incorporated	55,948,630,794	667,615	92,727	603,372
MSTU Before Annexation	19,577,761,563	280,912	59,389	329,650
Annexations	34,002,186	425	116	293,122
MSTU After Annexation	19,543,759,377	280,487	59,273	329,722
<i>Difference in MSTU</i>	<i>\$34,002,186 less</i>	<i>425 lower</i>	<i>116 lower</i>	<i>\$71 higher</i>

*Source: BEBR FL Statistical Abstract 2007

Table 4g. shows that as a function of annexation for this fiscal year:

- 0.2% of real property taxable value in the MSTU was annexed.
- 0.2% of population in the MSTU was annexed.
- 0.2% of the acreage in the MSTU was annexed.

⁴⁴ Compared to the values of these areas before annexation is factored into the equation.

- PATV of the property annexed was 41% lower than the countywide average, 51% lower than the incorporated average, and 11% lower than the MSTU's average.⁴⁵
- Annexations actually caused a slight increase in the PATV (0.1%) in the MSTU.

Table 4h. Overall Value Comparison for FY 2008

	Real Property Taxable Value	Estimated Population*	Acreage	PATV
Countywide	\$69,067,409,561	944,199	152,000	\$454,391
Incorporated	51,541,638,302	668,073	92,850	555,107
MSTU Before Annexation	18,445,326,505	276,363	59,273	311,190
Annexations	70,812,993	237	123	573,663
MSTU After Annexation	18,374,513,512	276,126	59,150	310,643
<i>Difference in MSTU</i>	<i>\$70,812,993 less</i>	<i>237 lower</i>	<i>123 lower</i>	<i>\$548 lower</i>

*Source: BEBR FL Statistical Abstract 2008

Table 4h. shows that as a function of annexation for this fiscal year:

- 0.4% of real property taxable value in the MSTU was annexed.
- 0.1% of population in the MSTU was annexed.
- 0.2% of the acreage in the MSTU was annexed.
- PATV of the property annexed was 26% higher than the countywide average, 3% higher than the incorporated average, and 84% higher than the MSTU's average.⁴⁶
- Annexations actually caused a slight decrease in the PATV (0.2%) in the MSTU.

Table 4i. Overall Value Comparison for FY 2009

	Real Property Taxable Value	Estimated Population*	Acreage	PATV
Countywide	\$61,191,982,080	938,461	152,000	\$402,579
Incorporated	44,833,918,026	665,765	93,093	481,604
MSTU Before Annexation	16,421,331,967	273,608	59,150	277,622
Annexations	63,267,913	912	243	260,362
MSTU After Annexation	16,358,064,054	272,696	58,907	277,693
<i>Difference in MSTU</i>	<i>\$63,267,913 less</i>	<i>912 lower</i>	<i>243 lower</i>	<i>\$71 higher</i>

*Source: BEBR FL Statistical Abstract 2009

⁴⁵ Compared to the values of these areas before annexation is factored into the equation.

⁴⁶ Compared to the values of these areas before annexation is factored into the equation.

Table 4i. shows that as a function of annexation for this fiscal year:

- 0.4% of real property taxable value in the MSTU was annexed.
- 0.3% of population in the MSTU was annexed.
- 0.4% of the acreage in the MSTU was annexed.
- PATV of the property annexed was 35% lower than the countywide average, 46% lower than the incorporated average, and 6% lower than the MSTU's average.⁴⁷
- Annexations actually caused a slight increase in the PATV (0.1%) in the MSTU.

Table 4j. Overall Value Comparison for FY 2010

	Real Property Taxable Value	Estimated Population*	Acreage	PATV
Countywide	\$57,890,809,327	931,113	152,000	\$380,861
Incorporated	42,967,973,433	659,635	93,334	460,368
MSTU Before Annexation	14,948,549,717	271,683	58,907	253,765
Annexations	25,713,823	205	241	106,732
MSTU After Annexation	14,922,835,894	271,478	58,666	254,369
<i>Difference in MSTU</i>	<i>\$25,713,823 less</i>	<i>205 lower</i>	<i>241 lower</i>	<i>\$604 higher</i>

*Source: BEBR FL Statistical Abstract 2010

Table 4j. shows that as a function of annexation for this fiscal year:

- 0.2% of real property taxable value in the MSTU was annexed.
- 0.1% of population in the MSTU was annexed.
- 0.4% of the acreage in the MSTU was annexed.
- PATV of the property annexed was 72% lower than the countywide average, 77% lower than the incorporated average, and 58% lower than the MSTU's average.⁴⁷
- Annexations actually caused a slight increase in the PATV (0.1%) in the MSTU.

⁴⁷ Compared to the values of these areas before annexation is factored into the equation.

Table 4k. Overall Value Comparison for FY 2011

	Real Property Taxable Value	Estimated Population*	Acreage	PATV
Countywide	\$52,343,642,351	916,542	152,000	\$344,366
Incorporated	37,955,465,524	646,048	93,650	405,291
MSTU Before Annexation	14,444,320,241	270,724	58,666	246,213
Annexations	56,143,414	230	316	177,680
MSTU After Annexation	14,388,176,827	270,494	58,350	246,584
<i>Difference in MSTU</i>	<i>\$56,143,414 less</i>	<i>230 lower</i>	<i>316 lower</i>	<i>\$371 higher</i>

*Source: US Census 2010

Table 4k. shows that as a function of annexation for this fiscal year:

- 0.4% of real property taxable value in the MSTU was annexed.
- 0.1% of population in the MSTU was annexed.
- 0.5% of the acreage in the MSTU was annexed.
- PATV of the property annexed was 48% lower than the countywide average, 56% lower than the incorporated average, and 28% lower than the MSTU's average.⁴⁸
- Annexations actually caused a slight increase in the PATV (0.1%) in the MSTU.

Table 4l. Overall Value Comparison for FY 2012

	Real Property Taxable Value	Estimated Population*	Acreage	PATV
Countywide	\$54,057,452,400	918,496	152,000	\$355,641
Incorporated	40,170,794,625	646,359	93,739	428,539
MSTU Before Annexation	13,901,847,182	272,448	58,350	238,249
Annexations	15,189,407	311	89	170,667
MSTU After Annexation	13,886,657,775	272,137	58,260	238,352
<i>Difference in MSTU</i>	<i>\$15,189,407 less</i>	<i>311 lower</i>	<i>89 lower</i>	<i>\$103 higher</i>

*Source: BEBR FL Statistical Abstract 2011

Table 4l. shows that as a function of annexation for this fiscal year:

- 0.1% of real property taxable value in the MSTU was annexed.
- 0.1% of population in the MSTU was annexed.
- 0.2% of the acreage in the MSTU was annexed.

⁴⁸ Compared to the values of these areas before annexation is factored into the equation.

- PATV of the property annexed was 52% lower than the countywide average, 60% lower than the incorporated average, and 28% lower than the MSTU's average.⁴⁹
- Annexations actually caused a slight increase in the PATV (0.1%) in the MSTU.

⁴⁹ Compared to the values of these areas before annexation is factored into the equation.

Appendices

H:\USERS\Annexation Review and Coordination\Reports\Composite Annexation
Reports\Composite Rpt 2012\DRAFT Composite Annexation Report for 2012 v2.docx

E. <u>Composite Annexation Report Fiscal Years 2001 to 2012</u>	<u>Recommended forward to the PPC for Official Acceptance</u> Motion: Jan Norsoph Second: Marie Dauphinais	11-0
F. <u>PPC/MPO Unification Update</u>	Mr. Crawford provided update on the Joint Board Workshop of the Metropolitan Planning Organizations of Hillsborough, Pasco and Pinellas counties with FDOT District 7, held Friday May 31, 2013 and noted no definitive actions were taken and that it was determined additional meetings will follow. The entities appear desirous of remaining "singular MPOs"; more discussion needs to occur; and they could request an extension to the July 1 deadline. <u>No Action – Information Only</u>	
G. <u>Countywide Plan and Transportation Update</u>	Mr. Crawford provided update on the ACPT meetings and Green Light Pinellas. Additionally, he noted staff continues to meet with the Land Use Working Group. The next meeting will be held on June 14 at which time the Vision Map, associated planning criteria replacing special area plan requirements, and activity centers will be brought forward. These will be sent out today and will be on the PPC website. <u>No Action – Information Only</u>	
H. <u>2013 Legislative Update</u>	<u>No Action – Information Only</u>	
III. <u>OLD BUSINESS</u> - None		
IV. <u>OTHER PAC BUSINESS/PAC DISCUSSION AND UPCOMING AGENDA</u> -- A. Cancellation of August PAC meeting <u>Other:</u> Chelsey Welden, new PAC member from the City of St. Pete Beach introduced herself to the PAC.	<u>Approved</u> Motion: Gordon Beardslee Second: Dean Neal	11-0