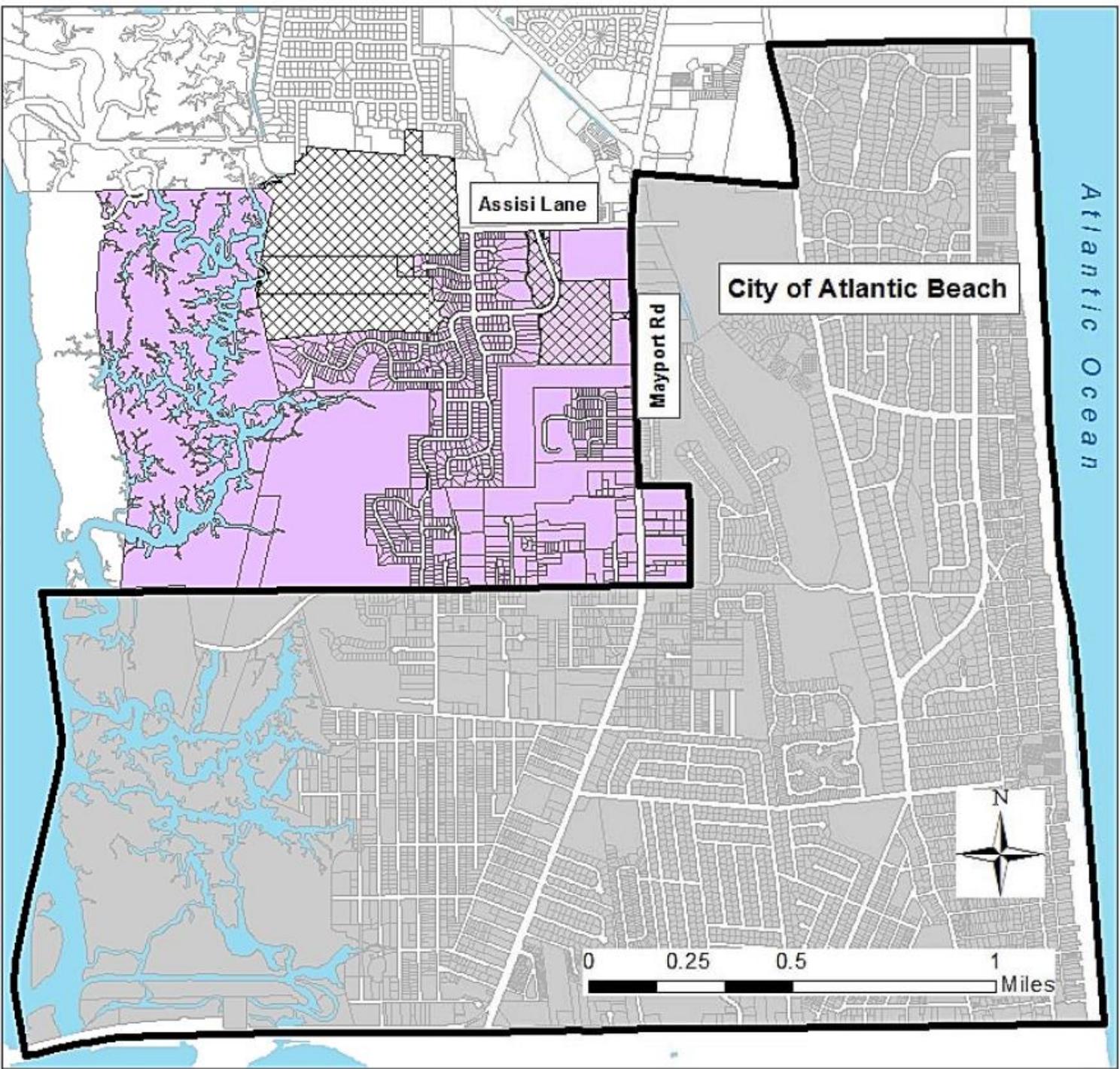
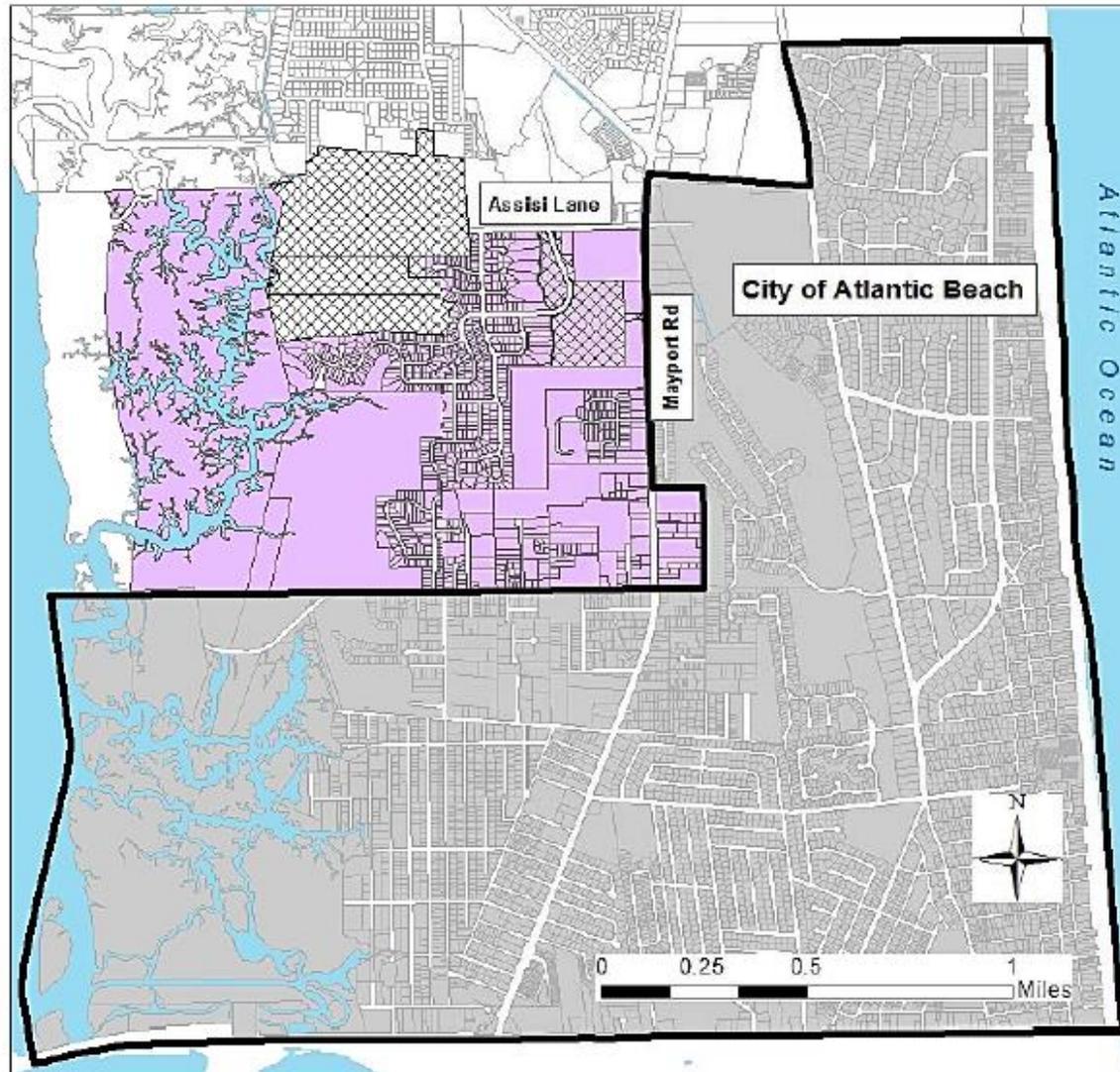


Possible Annexation Area



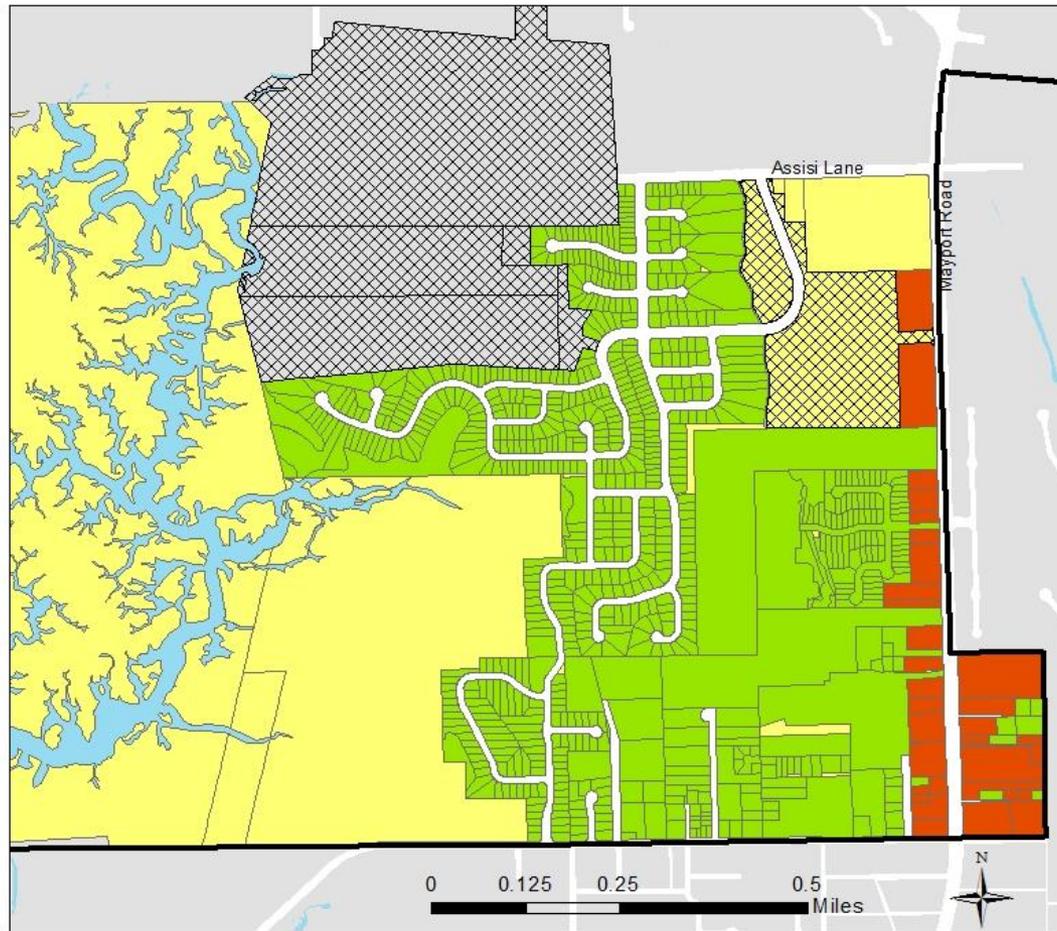
Potential Annex Location



Total Acres	606
Square Miles	1

-  Annex Parcels
-  Federal Government/Military
-  COAB Boundary

Current Land Use

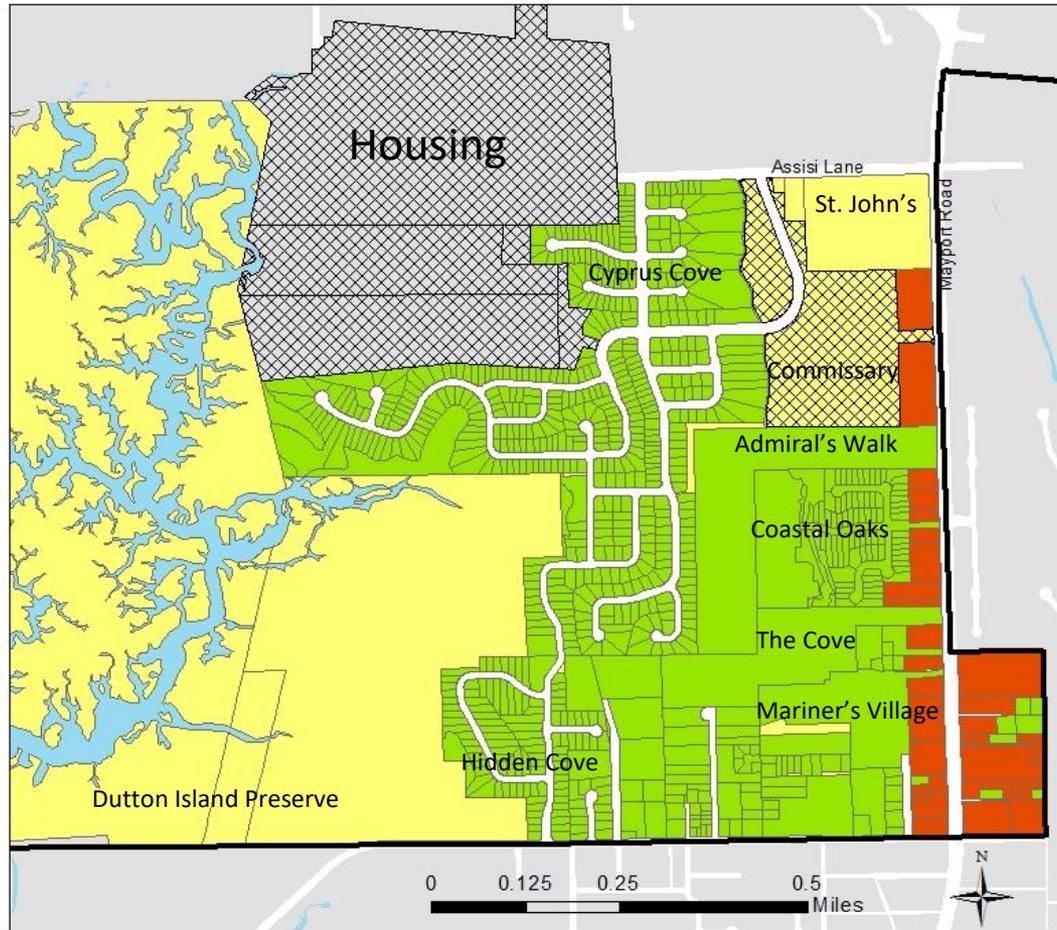


	Parcels	Acreage
Residential	799	243
Commercial	32	35
Government /Institution	17	328
Total	848	606

Land Use

-  Residential
-  Commercial
-  Government/Institution
-  Federal Government/Military
-  COAB Border

Current Land Use

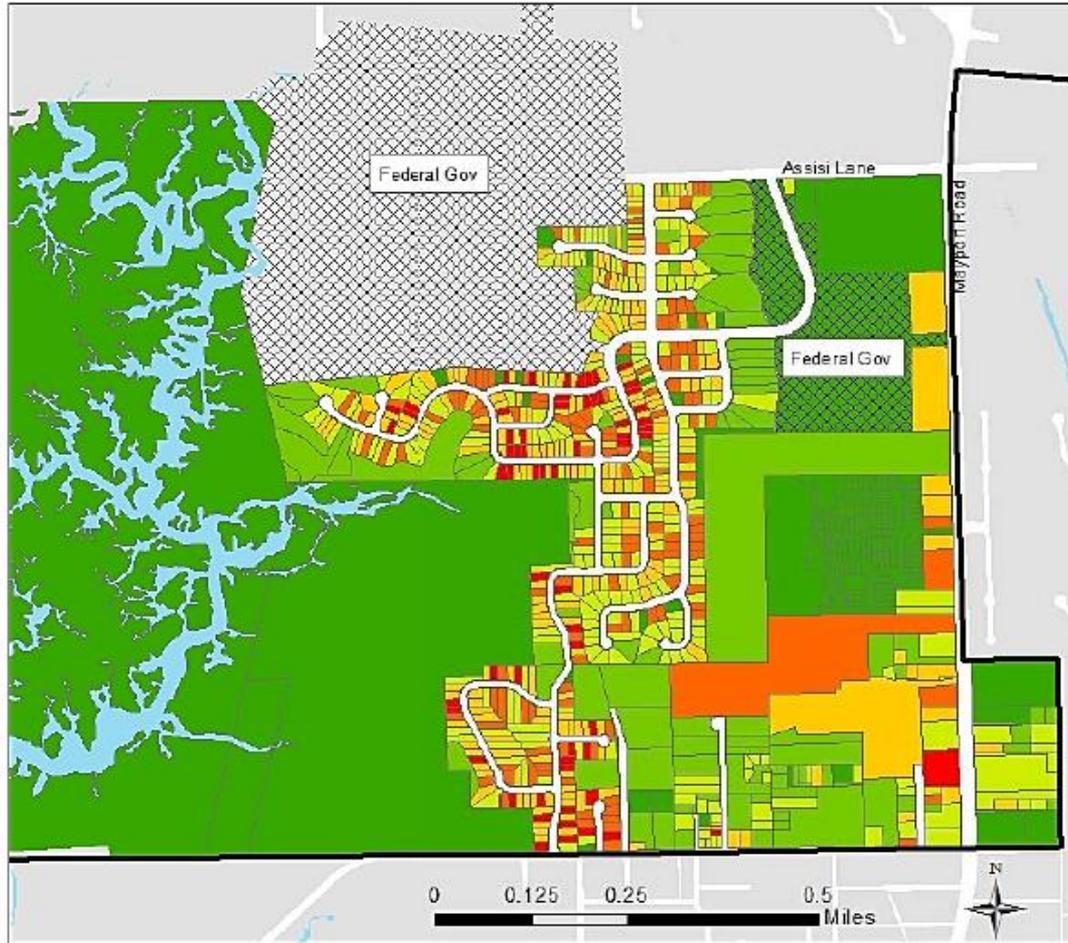


	Parcels	Acreage
Residential	799	243
Commercial	32	35
Government /Institution	17	328
Total	848	606

Land Use



Taxable Value Per Acre

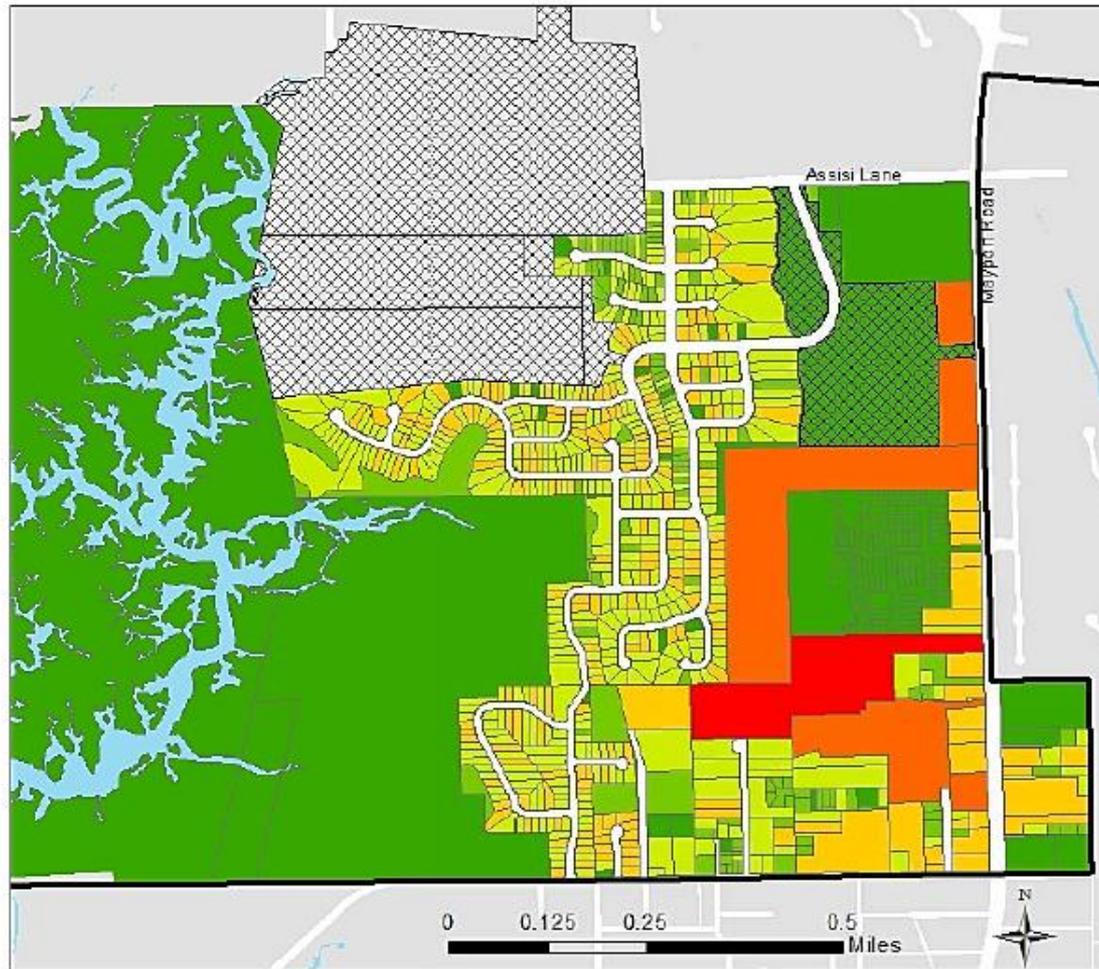


Total Acres	606
Total Tax Value	\$91,045,212
Average Tax Value per Acre	\$150,239

Taxable Value per Acre

	\$0.00
	\$0.01 - \$147,655.56
	\$147,655.57 - \$381,778.95
	\$381,778.96 - \$647,191.67
	\$647,191.68 - \$991,746.15
	\$991,746.16 - \$3,334,936.73

Total Taxable Value

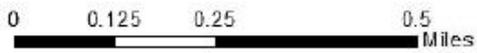
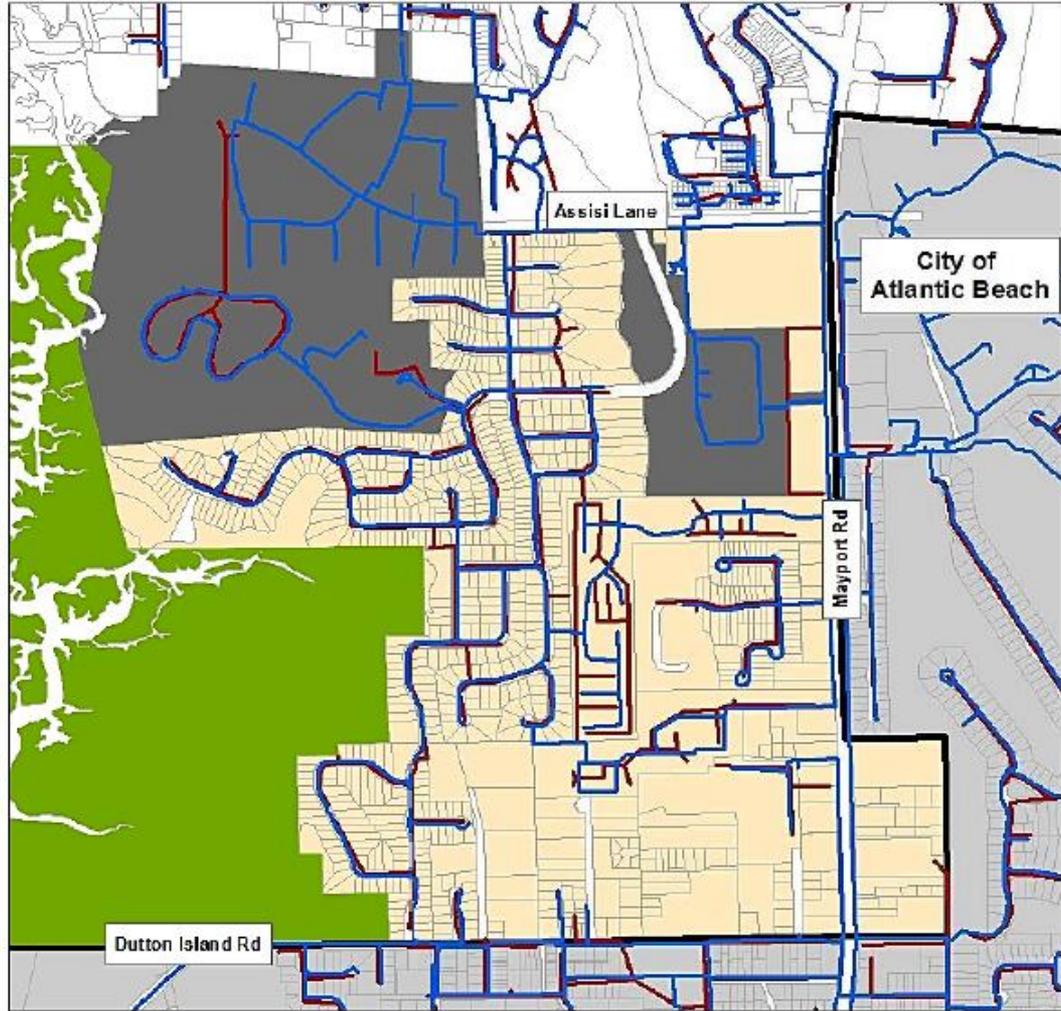


Sum	\$91,045,212
Mean	\$107,618
Maximum	\$13,507,230

Total Taxable Value

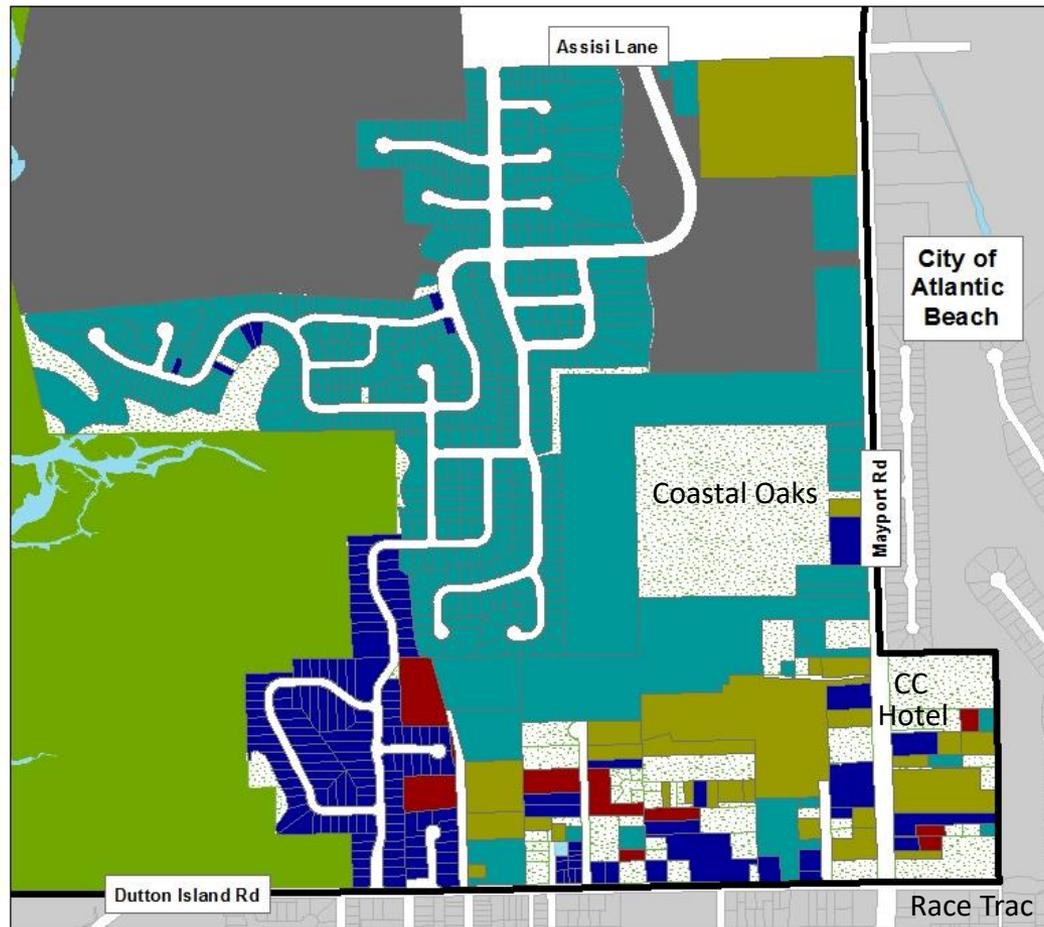
Green	\$0.00
Light Green	\$0.01 - \$36,503.00
Yellow-Green	\$36,503.01 - \$108,610.00
Yellow	\$108,610.01 - \$1,000,120.00
Orange	\$1,000,120.01 - \$6,383,300.00
Red	\$6,383,300.01 - \$13,507,230.00

Water & Sewer Lines

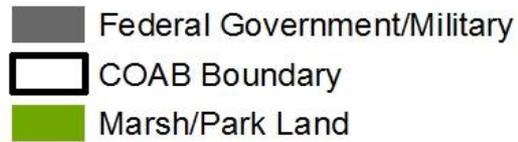
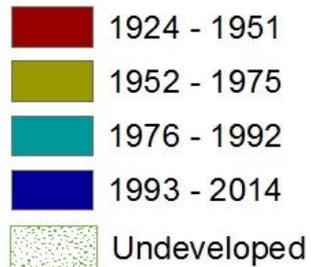


- Water Lines
- Sewer Lines
- Possible Annexation Parcels
- Marsh/Park Land
- Federal Government/Military
- COAB Boundary

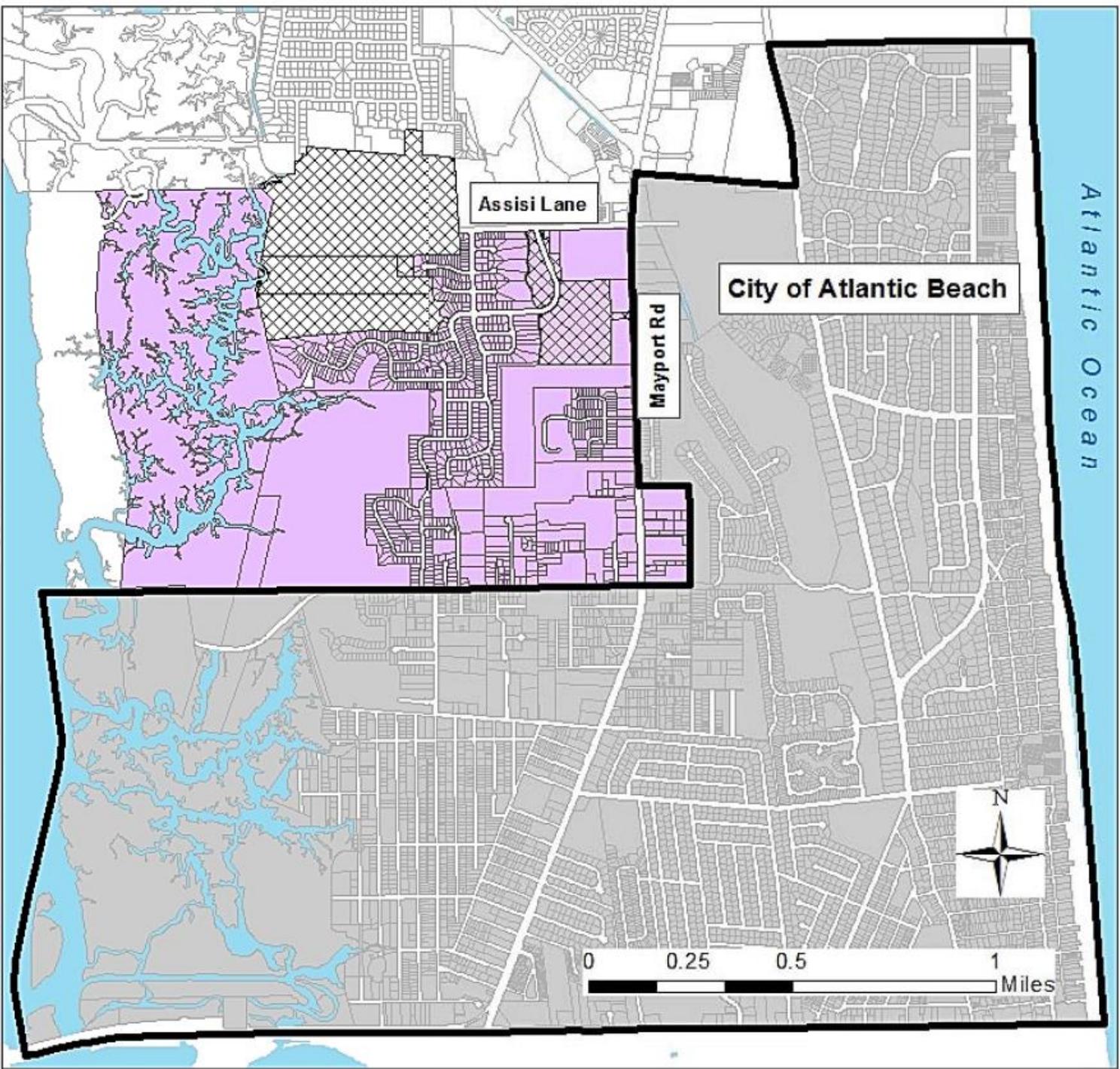
Year Built



Year Built



Possible Annexation Area



Possible Annexation Area: Facts

- 848 parcels
 - 6,150 parcels in Atlantic Beach
- 606 acres
 - 1,973 acres in Atlantic Beach
 - 2,579 acres total
 - Annex area would equal 24% of City
 - 282 acres in COJ park- Dutton Island Preserve
- 2,606 population (2010)
 - 12,655 Atlantic Beach population (2010), 13,608 (2017 est.)
 - 15,261 total population
 - Annex area would equal 17% of City

Possible Annexation Area: Tax Revenue

Year	1% Growth		3% Growth		5% Growth	
	Taxable Value	Tax Revenue	Taxable Value	Tax Revenue	Taxable Value	Tax Revenue
0	91,000,000	293,794	91,000,000	293,794	91,000,000	293,794
1	103,222,000	333,252	105,266,000	339,851	107,310,000	346,450
2	112,738,220	363,975	117,075,980	377,980	121,495,500	392,248
3	120,026,602	387,506	126,871,259	409,604	133,975,275	432,539
4	123,549,868	398,881	133,046,397	429,540	143,089,039	461,963
5	126,805,367	409,391	139,097,789	449,077	152,343,491	491,841
6	129,083,421	416,746	144,300,723	465,875	161,010,665	519,823
7	131,384,255	424,174	149,659,744	483,176	170,111,198	549,204
8	133,708,097	431,677	155,179,537	500,997	179,666,758	580,054
9	136,055,178	439,254	160,864,923	519,352	189,700,096	612,447
10	138,425,730	446,907	166,720,871	538,258	200,235,101	646,459

Each scenario starts at a taxable value of \$91 million. In addition to the annual percentage growth, a portion of the \$35 million of known projects not currently on the tax rolls was based on expected completion dates. The list of known projects includes the hotel, Race Trac gas station, Caliber Collision, and the 108 single-family homes in the Coastal Oaks neighborhood.

Tax revenues assume that the millage rate remains at the City's current 3.2285.

Possible Annexation Area:

Water/Sewer Fees

- COAB provides water/sewer to entire area
- 25% fee charged to customers outside the City (general fund)
 - \$238,000 collected in 2017
 - Estimated \$252,000 at build-out of Coastal Oaks

Police Services

Building Permits

Code Enforcement

Public Works Maintenance

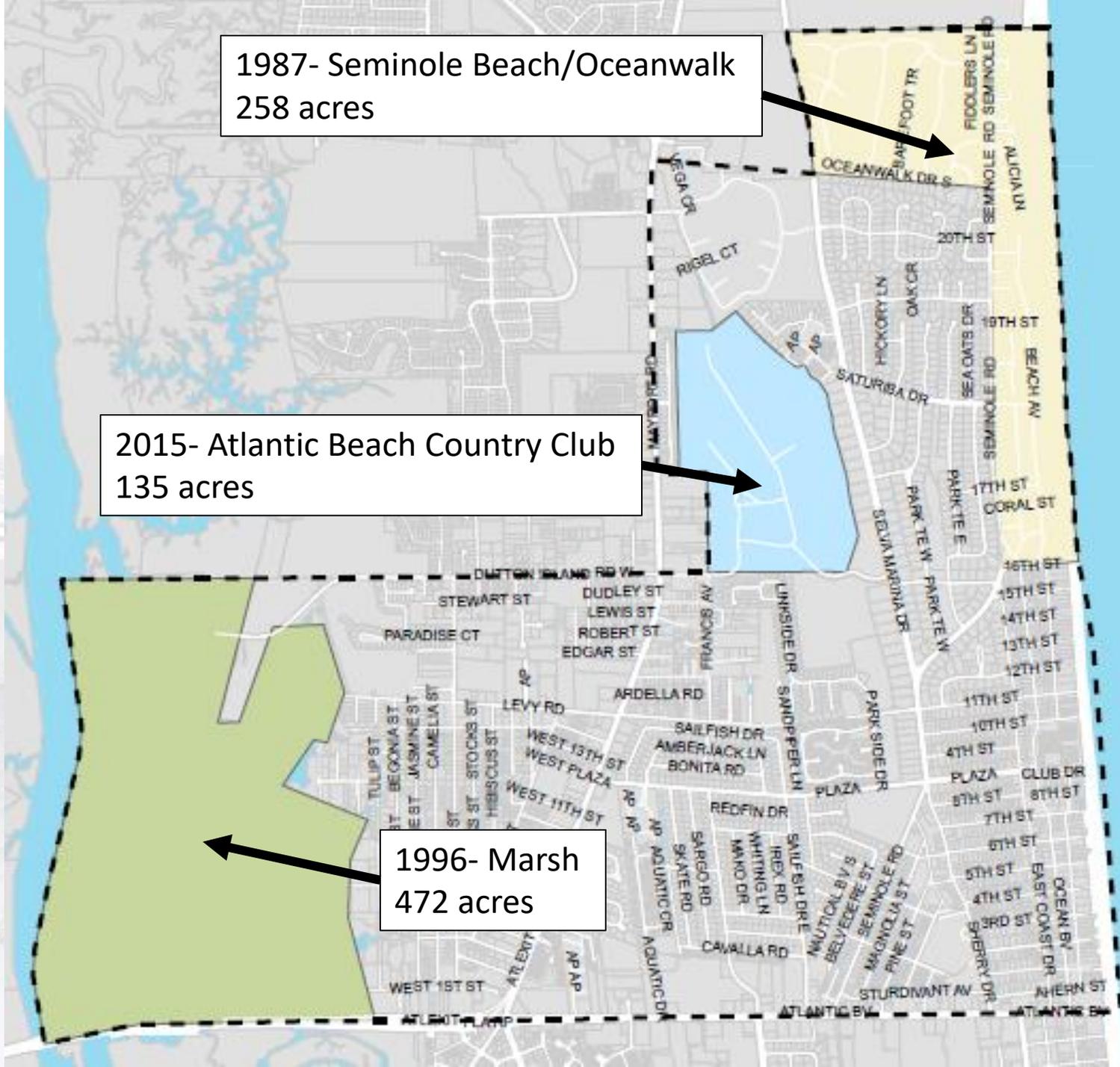
- Stormwater
- Streets
- Parks

Annexation History

1987- Seminole Beach/Oceanwalk
258 acres

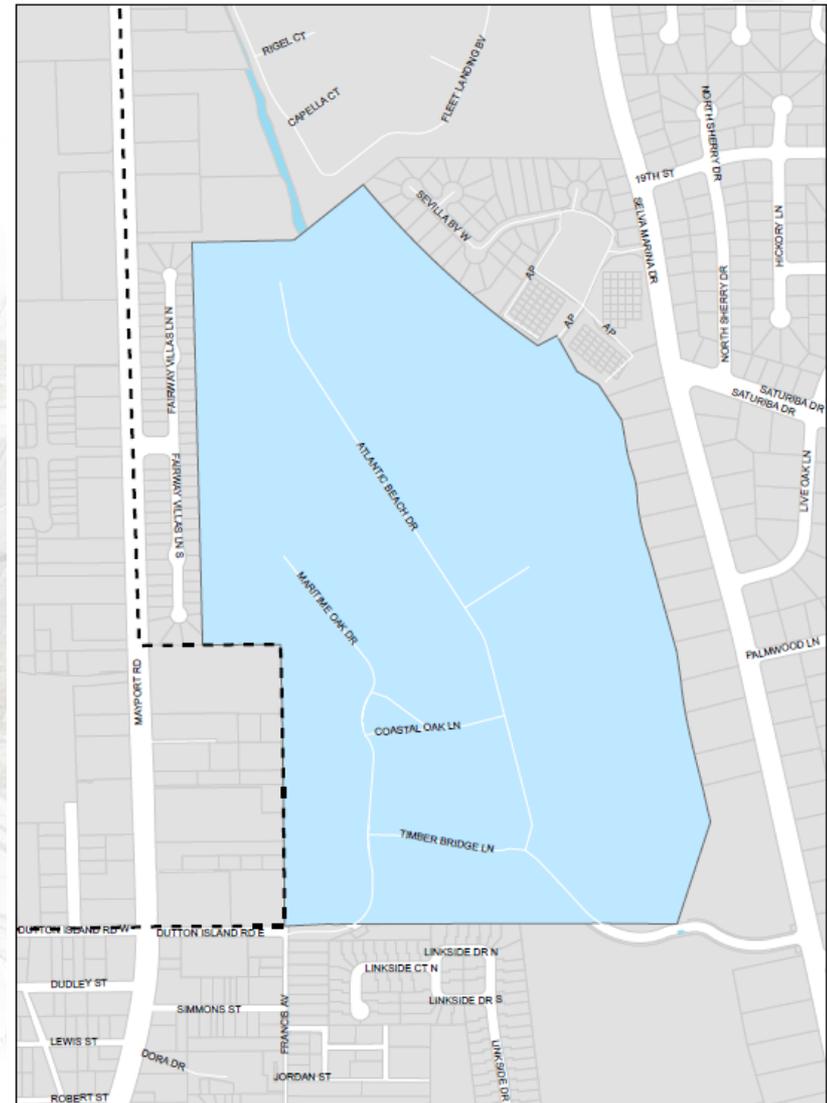
2015- Atlantic Beach Country Club
135 acres

1996- Marsh
472 acres



2015- Atlantic Beach Country Club

- Done through an Interlocal Service Boundary Agreement
- Official action started in October 2013
- Agreement signed in May 2015
- Most recent action (amend voting districts) taken in April 2016



Interlocal Service Boundary Agreement

- Established in 2006 by Chapter 171, Part II, Florida Statutes
- Provides for the orderly transition of services between cities
- Annexation requires one or more of the following:
 - Petition signed by 50% of registered voters residing in the area
 - Petition signed by 50% of property owners in the area
 - Referendum approved by a majority of registered voters residing in the area

ISBA Process

- Resolution initiating the negotiations with the area defined
- COJ has 60 days to pass their own resolution
- Negotiations begin within 60 days of COJ resolution
- Agreement is signed
- Amend the Intergovernmental Coordination Element of Comp Plan recognizing agreement within 6 months of signing (ordinance)
- Amend Charter to reflect annexation (ordinance)
- Amend Comp Plan and maps to reflect annexation (ordinance)
- Amend Land Development Regulations and zoning map to reflect annexation (ordinance)

A photograph of a beach scene. In the foreground, there are several clumps of tall, thin, green dune grasses with feathery seed heads, some of which are leaning over. The grasses are growing in the sand. In the background, there is a wide, sandy beach leading to the ocean. The ocean has small waves breaking near the shore. The sky is overcast with light grey clouds. The overall lighting is soft and diffused.

Questions?