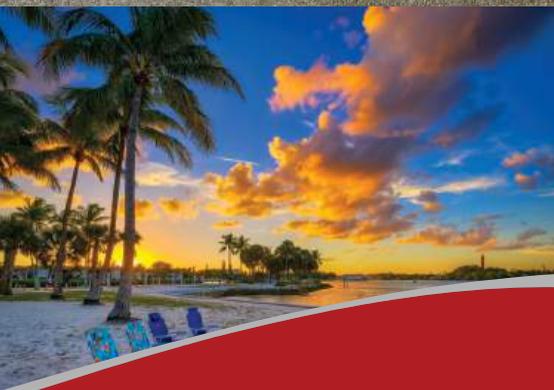


# RELOCATION GUIDE

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*Welcome to Palm Beach County!*



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## Welcome to Palm Beach County!

Whether you're just starting to explore or already planning your move, this guide will give you practical insight to help you transition smoothly.

### This place is FULL of impressive stats.

Palm Beach County sits about 1.5 hours north of Miami, enjoys over 230 sunny days a year, has no state income tax, and is home to roughly 1.6 million residents. It includes 39 incorporated municipalities (cities, towns, and villages) and offers everything from laid-back beach towns to vibrant, fast-paced urban centers. The county is the second largest in Florida and one of the largest on the East Coast—bigger than both Rhode Island and Delaware.

- **North County (Jupiter, Palm Beach Gardens, Tequesta)** – A “coastal-casual” vibe with top-rated schools, boating and beach access, and world-class golf.
- **Central County (West Palm Beach, Palm Beach Island, Wellington)** – The urban core with historic neighborhoods, cultural attractions, and a renowned equestrian scene in Wellington.
- **South County (Boca Raton, Delray Beach)** – Upscale shopping and dining, Atlantic Avenue’s lively nightlife, and polished corporate and business hubs.

# Lifestyle Pillars:

Where Do You Vibe with the Tribe?

There are many communities with numerous perks, but here's a general breakdown of some of the most popular ones.

Category	Details & Top Picks
<b>Lifestyle:</b> <b>Urban &amp; Walkable</b>	<b>Downtown West Palm Beach &amp; Atlantic Ave (Delray):</b> Ideal for those seeking nightlife, boutique shopping, and high-density luxury condos.
<b>Lifestyle:</b> <b>Equestrian</b>	<b>Wellington &amp; Loxahatchee:</b> The winter horse capital of the world; features sprawling acreage, polo clubs, and a rural-luxury feel.
<b>Lifestyle:</b> <b>Boating/Coastal</b>	<b>Jupiter, Riviera Beach &amp; Boca Raton:</b> Direct Atlantic access, world-class marinas, and high-end waterfront estates.
<b>Lifestyle:</b> <b>Lowkey &amp; Gated</b>	<b>Palm Beach Gardens &amp; Westlake:</b> Master-planned family communities with top-tier golf courses and heavy emphasis on security/amenities.
<b>Education:</b> <b>Schools &amp; Choice</b>	The SDPBC is the 10th largest in the U.S. and features a massive <b>Choice &amp; Magnet</b> program, allowing students to specialize in arts, STEM, or medical tracks regardless of their zip code.
<b>Transit:</b> <b>Major Hubs</b>	<b>PBI Airport:</b> Centrally located and low-stress. <b>Brightline:</b> High-speed rail connecting WPB and Boca to Miami and Orlando. <b>Tri-Rail:</b> Affordable commuter rail for the tri-county area.





## The Practicalities (Part 1)

### Your First 30 Day To Do List

#### Establishing Residency:

##### Driver's License & Registration:

- You have 30 days to update these at the Tax Collector's office
- Schedule an appointment online or scan the code



*Book Drivers  
License Appointments!*

##### Voter Registration:

- Required 29 days before an election

##### Utility Directory:

- **Electricity:** Florida Power & Light (FPL)
- **Water:** Varies by city (City of WPB, Seacoast Utility, Etc.)
- **Internet:** Xfinity, AT&T Fiber, or Google Fiber (limited areas)

##### Property Taxes:

- If purchasing a property, apply for the **Homestead Exemption** to receive up to \$50,000 off of your home's assessed value
- Homestead Exemption also includes the "Save Our Homes" provision, which caps the increased assessed value, or the consumer price index, of the property to 3% annually

*You want this. Make it happen!*

# The Practicalities (Part 2)

After you're settled in a bit

## Hurricane Readiness:

- **Hurricane season is June 1 – Nov 30.**
  - Check the type of windows you have and learn how to operate/install the shutters.
  - If there is hardware you need to install, find where they are.
  - Getting a notification about a hurricane incoming is too late to figure that stuff out.
  - Stock up water and non-perishable foods months ahead of time.
- **Research your Evacuation Zone.**
  - In some areas, you will be required to evacuate during a hurricane.
- Sign up for **AlertPBC** notifications.
  - You can do this online at the AlertPBC portal or via the Palm Beach County Disaster Awareness and Recovery Tool (PBC DART) app, or just scan the code at the right.



Get Alerts!

## Home & Flood Insurance:

### Standard Homeowners Insurance:

- Protects against interior/exterior damage from fire, theft, and wind, but generally does not cover "rising water" or flood damage.

### Windstorm Insurance:

- A separate policy or endorsement often required in coastal/high-risk areas to cover damage from hurricanes, tornadoes, and hail.

### Flood Insurance:

- Covers damage from surface water (heavy rain, overflowing rivers, storm surge) and is usually provided through the National Flood Insurance Program (NFIP) or private insurers.

### Wind Mitigation inspections:

- Wind mitigation inspections can significantly lower your homeowner's insurance premiums, **potentially by as much as 55%**. It's worth asking!





## Settlement Checklist

Let's talk timelines!

### 1. Book Movers & Lock in Travel Dates

Secure a long-distance moving company, confirm insurance coverage, and get the delivery window in writing. This sets the pace for packing, utility shutoff, and travel plans.

### 2. Edit, Donate, and Dispose Early

Interstate pricing is weight-based, so reducing belongings matters. Schedule donation pickups and dispose of items movers won't take (paint, propane, chemicals).

### 3. Set Up Utilities & Internet at the New Home

Electric, water, gas, trash, and especially internet often require advance appointments. Confirm activation dates so the house is functional on day one.

### 4. Research Flood Zones & Update Insurance

Verify FEMA flood zone status and understand whether flood insurance is required or strongly recommended. This affects closing, premiums, and preparedness.

### 5. Sign Up for Palm Beach County Emergency Alerts

Enroll in AlertPBC for hurricane and severe-weather notifications. It's a fast, local system that helps new residents stay ahead of storm advisories.

### 6. Handle Address-Dependent Logistics

Forward mail, transfer prescriptions, move medical records, update financial institutions, and check vehicle registration requirements for Florida.

### 7. Plan Arrival & First-Week Essentials

Book flights or map the drive, reserve pet-friendly hotels if needed, and pack a "first-week" kit with documents, chargers, medications, and basic household items.

# Live Like a Local!

There's just SO MUCH TO DO!

## "Live Like a Local" List:

- **Saturday Mornings:** West Palm Beach GreenMarket, Bedner's Farm Fresh Market in Delray Beach or visit the Children's Science Explorium in Boca Raton with interactive STEM exhibits for kids!
- **Nature Escapes:** Loggerhead Marinelife Center, Peanut Island, Gumbo Limbo or see the manatees at Manatee Lagoon in West Palm Beach
- **Theater & Music:** Norton Museum of Art or Kravis Center for big productions, the Lake Worth Playhouse or Palm Beach Dramaworks for live theater, or Movies of Lake Worth for art house and foreign films or the Meyer Amphitheater for a concert
- **Unique Golf:** Park Ridge Golf Course in Wellington, this unique public course is well-maintained with big up and downhill shots you don't normally find in Florida and it plays very differently from the luxury courses you may have seen!
- **Get in a Saddle:** Learn to ride at Pink Flamingo Stables in Lake Worth or Four G's Equestrian in Wellington!
- **Go to the Best "Hole in the Wall":** The Hideout Kitchen in West Palm Beach is a great experience tucked off Olive Avenue and is a true local's spot, free from crowds with great breakfast and lunch! Lantern Local in Lantana is another worth a visit!
- **Art:** Norton Museum of Art for masters or the galleries of Worth Avenue in Palm Beach or downtown Lake Worth for new and vibrant artists

## \*Jamin's Faves:

Jet skiing, snorkeling, Lion Country Safari, Parasailing, Riding the Brightline Train, chilling on the beach (Juno Beach Park is excellent)





## Be on the Podcast!

How would you like to share your perspective about what it's like living in PBC? Do you want to help others who are thinking about relocating by sharing the things you wish you had known? Consider this as your open invitation to be a guest on the PBC Living podcast, where we share all the pros and cons of living in this one-of-a-kind area! You're not fully settled until you've been on the show and have become "podcast famous".

Reach out and let's talk!





## Let me know how I can HELP YOU!

Jamin Goecker serves buyers and sellers across Palm Beach County and shares local insight as the host of the PBC Living podcast. Contact him with specific questions—this guide is meant to be a general overview to help you narrow down (or rule out) the neighborhoods and lifestyles that fit you best.

Jamin’s relocation philosophy is simple: there’s a “right” place for everyone, and the goal is to match your priorities—commute, community, schools, amenities, and day-to-day vibe—to the area that feels most like home. His content is designed to help you self-select confidently, so when you’re ready to tour homes, you’re focusing on the places that truly make sense for your life.

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