

**Unincorporated Broward County
Annexation Study**

North County Study Area

Executive Summary

Cresthaven (AREA A)

This summary of the study focuses on the alternatives regarding annexation available for the residents of the unincorporated portion of Broward County to be referred to as the North County Area, particularly for the Cresthaven subarea. Based upon requests from representatives of the community, the only option to be considered for Cresthaven is annexation into the City of Pompano Beach.

Full details of the analysis are found in the complete study document which addresses all subareas in the North County Area. Cresthaven is referred to as Area A in this report.

STATED MUNICIPAL ANNEXATION POLICIES

As stated in the letter from the City of Deerfield Beach, dated August 28, 1998, *“The City of Deerfield Beach is desirous of annexing Crystal Lake, Park Ridge and the Deerfield Beach Elementary School District bounded by 48th Street, Federal Highway and Dixie and Deerfield’s current southern boundary. This is for the most part the same as our position last year with some modification which reflects the desired of various professional service agencies such as the police, fire and public works that will be providing services from the city to the newly annexed areas.”*

The formal position of the City of Pompano Beach as stated in a resolution passed by the City Commission on October 14, 1997 (Resolution Number 98-20), is that the City is desirous of annexing all the North County Area.

FINDINGS OF THE ANALYSIS

The findings of the analysis are as follows:

- ! The Comprehensive Plan of the City of Pompano Beach was compared against the existing Land Uses in the North County Area as presented in the Broward County Land Use Plan. This review found no major conflicts. The only issue is the prohibition, by the City of Pompano Beach, of industrial lands abutting residential uses without a buffer zone. A situation that does exist in the northern portion of the North County Area.
- ! There are no major conflicts with the approved zoning classifications of Broward County with those of the City of Pompano Beach. The only issue is the designation and extent of use of mobile home parks.
- ! The City of Pompano Beach addresses most of the specific code issues that are of concern for the residents of the North County Area. These codes are listed in Table ES-1.
- ! Cresthaven has a total population of 7,433 (1995) which is approximately 10.1% of the current population of the City of Pompano Beach. (See Table ES-2)
- ! An analysis of the total taxes and fees levied on the individual homeowners was conducted and a comparison between unincorporated Broward County and the City of Pompano Beach was made. As Table ES-3 illustrates, in general, the tax rate in one entity may be higher than in the other. However, fees charged for other services may be less. The only true comparison is the total taxes and fees charged to the household. For those homeowners with assessed values of \$100,000 or less, the annexation into the City of Pompano Beach would result in reduced taxes and fees. For those homeowners with assessed values over \$100,000, the current charges as an unincorporated community are slightly less without annexation. However, it is important to note that the costs in the unincorporated area are rising each year. Table ES-4 provides the total taxes and fees cost comparison between the City of Pompano Beach and Broward County.
- ! The City of Pompano Beach also provides the opportunity for an increasing tax base. Currently, there are a number of commercial developments that have not been added to the tax rolls as yet. These new properties, as well as other planned projects, will offer a significant increase in the taxable value of the City of Pompano Beach.
- ! The current (1998) taxable value for Cresthaven is in excess of \$178.5 million, whereas the total taxable value of the entire North County Area is over \$829.2 million.
- ! The level of service for Cresthaven will be the same as for the existing residents of the City of Pompano Beach. The City has committed to serve the new residents at a level consistent with the current residents of the City of Pompano Beach.
- ! The current level of service for the City of Pompano Beach is expressed in Table ES-5. In addition, the City offers two municipal pools, a city owned golf course, an amphitheater and a general aviation airport.

- ! Registered voters in Cresthaven equal 3,869, or about 9.0% of the current number of registered voters in the City of Pompano Beach. The voter registration data is found in Table ES-6.
- ! The City of Pompano Beach has expressed a desire to offer representation to the new residents by extending the current district boundaries into the community. A proposal to change the election of the mayor to a city-wide basis may also include adding districts. Depending on the extent of annexation, the new districts may encompass much of the North County Area.
- ! The current number of employees per one thousand population is 18.7 in the City of Pompano Beach. This issue as well as others regarding public policy is found in Table ES-7.
- ! The Cresthaven subarea has been levied a fee in the past for street lighting purposes. This lighting has not yet been provided and the fee is no longer collected. The funds previously paid by the residents are being held by the County and will likely be transferred into a lighting account of the annexing municipality for the provision of lights in Cresthaven. It is important to note that the addition of street lighting does not have a top priority with Florida Power and Light. Service upgrades and other issues must receive the highest priority for service by either FPL staff or contractors. Cresthaven will be one of the first communities to receive lights when new installation permits.
- ! The Cresthaven subarea was instrumental in planning for a buffer wall between its community and the neighboring commercial uses. This project has since been expanded slightly to provide for a nature setting and a dedication to fallen police officers. This project is now nearly complete.
- ! Broward County has completed a "Basis of Design" report that addresses the addition of infrastructure improvements in the North County Area. In addition, this report included a visual examination of the area and its needs. Section 7 of the full report details the required improvements in the area.
- ! The infrastructure analysis completed for the North County Area does not consider water and sewer service. The Broward County Office of Environmental Services (OES) will continue providing utility service to the North County Area. Currently, the OES provides service to existing portions of the Cities of Pompano Beach, Deerfield Beach and Lighthouse Point. There is no expected change in this policy.
- ! The City of Pompano Beach has also stated publicly that it expects Broward County to provide funds for infrastructure improvements at the same level that they have in other unincorporated areas of Broward County (South County Area). If, after these improvements have been made by Broward County, there is still a shortfall, the City of Pompano Beach will fund these improvements through its normal budgeting and finance methods.

- ! The Broward County Commission adopted a policy regarding funding for infrastructure improvements. The policy states that the County is committed to providing funding for the infrastructure improvements included within its five year capital program. However, if a neighborhood is annexed prior to completion of the project, the County will enter into an interlocal agreement with the annexing municipality including provisions for the municipality to contribute a portion of the revenues generated by the neighborhood until the project is completed.

- ! Before the annexation process can be concluded, an interlocal agreement must be completed between Broward County and the annexing municipality. This agreement will provide for a transition of services and operations including items such as: infrastructure improvements, transfer of facilities and transfer of employees. The services that must specifically be addressed are Fire/EMS, parks and solid waste.

**TABLE ES-1
COMPARISON OF LAND USE AND ZONING**

Category	Pompano Beach	Broward County
Land Use	Minor conflicts regarding industrial areas abutting residential	Permits industrial uses to abut residential areas
Zoning	Minor conflicts regarding mobile home parks	Permits more intensive uses in trailer parks
Parking of large vehicles	Limits on size	One recreational vehicle or boat per dwelling unit
Pets	Limit of four pets	No limits on pets. No livestock permitted
Persons/Households	Limit of three non-family members living together	Minimum floor area of 150 square feet for first occupant and 120 square feet for each additional person.
Business Hours	No sales of alcoholic beverages between 2:00AM and 7:00AM weekdays and 2:00AM and 1:00PM on Sunday	Opening hours for establishments selling alcoholic beverages 8:00AM weekdays and 12:00 noon on Sunday. Closing is 4:00AM everyday.
Adult Oriented Businesses	Setbacks: 2,000 feet from residential, schools, parks, houses of worship, where alcohol served 3,000 feet from other adult businesses	Setbacks: 1,000 feet from schools and churches

Sources: Land Use and Zoning Codes, Code of Ordinances; the City of Pompano Beach, Broward County

**TABLE ES-3
MUNICIPAL RATES, TAXES AND FEES**

Topic		Pompano Beach	Unincorporated Broward
Millage Rate		5.6179	2.1340
Garbage		\$14.07/month	\$24.75/month
Utility Taxes	Electric	10%	10%
	Telephone	7%	7%
	Water	6%	0%
	Sewer	0%	0%
	Fuel Oil	10%	0%
	Natural Gas	10%	0%
Franchise Fees	Electric	6%	5.5%
	Telephone	1%	0%
	Cable TV	3%	5%
	Garbage	0%	0%
	Natural Gas	6%	0%
Fire/EMS		\$52/year	\$237.38/year

Sources: City of Pompano Beach
Broward County Office of Budget and Management Policy

TABLE ES-4

**COMPARATIVE TAXES AND FEES CHARGED
PER \$25,000 OF ASSESSED VALUE
POMPANO BEACH AND BROWARD COUNTY**

ASSESSED VALUE	POMPANO BEACH	BROWARD COUNTY
\$ 25,000	\$ 474.49	\$ 770.57
\$ 50,000	\$ 614.94	\$ 823.92
\$ 75,000	\$ 755.39	\$ 877.27
\$100,000	\$ 895.83	\$ 930.62
\$125,000	\$1,036.28	\$ 983.97
\$150,000	\$1,176.73	\$1,037.32
\$175,000	\$1,317.18	\$1,090.67

NOTE: Taxes and fee charges were based on the Assessed Value with the \$25,000 Homestead exemption and the typical monthly usage of utilities.

Sources: The City of Pompano Beach; PMG Associates, Inc.

TABLE ES-5

**LISTING OF SERVICE PROVISION
AND ANNUAL COST PER CAPITA**

SERVICE	POMPANO BEACH
Building/Zoning/Planning	Provided by City \$37.17
Solid Waste/Sanitation*	Franchised \$168.84/SF residence
Parks And Recreation	Provided by City \$41.32
Code Enforcement	Provided by City \$11.45
Police	Provided by City \$302.20
Fire/EMS	Provided by City \$166.77
Transit	Not provided
Right Of Way Maintenance	Provided by City \$45.63
Drainage	Provided by City \$27.35 (includes roads maintenance)

* Sanitation/Solid Waste costs are provided on a per household basis.

Source: City of Pompano Beach

NOTE: A listing of service provision and cost per capita for Broward County is not possible since each individual department serves the entire unincorporated portion of the County and is unable to distinguish service for various portions of the unincorporated area.

TABLE ES-6
REGISTERED VOTERS
BY JURISDICTION

Area	Registered Voters	% of Deerfield Beach	% of Pompano Beach
Deerfield Beach	31,845	N/A	N/A
Pompano Beach	42,830	N/A	N/A
Cresthaven (Area A)	3,869	12.1%	9.0%
Pompano Highlands (Area B)	2,856	9.0%	6.7%
Crystal Lake, The Lakes (Area C)	3,053	9.6%	7.1%
Meadows, Woodsetter, Bonnie Loch (Area D)	2,050	6.4%	4.8%
Pompano Estates, Tedder (Area E)	2,594	8.1%	6.1%
Leisureville, Loch Lomond, Kendall Green (Area F)	2,541	8.0%	5.9%

Source: Broward County Supervisor of Elections, November 30, 1998

TABLE ES-7**PUBLIC POLICY ISSUES**

Topic	Pompano Beach
Representation of Area	Current-Five Commissioners elected by district. Mayor & Vice Mayor selected by governing body. Future- Increase in number of districts or redrawn boundaries.
Number of Voters	42,830
City Boards	6 Building/Development 1 Housing 3 Recreation/Culture 4 Employees Affairs 5 Administration/Government 5 Economic Development 3 Facilities Management 3 Other
City Debt & Liabilities	General Fund- \$30,751,049 Enterprise Fund- \$21,092,910 Internal Service Fund \$4,635,965
Communication	Monthly Water Bills Newsletter - 3 Times/Year Cable TV City Web Page
Total Number of Employees	1,443
Employees Per 1,000	18.7
Salaries of Elected Officials	Mayor \$13,113 Vice Mayor \$12,289 Commissioner \$11,700
Type of Government	Commission/Manager

NOTE: Comparison of the Public Policy Issues for Broward County is not possible since the items listed in this analysis are addressed on a County-wide basis and no distinction for the individual unincorporated areas is made.

Sources: City of Pompano Beach, Broward County Supervisor of Elections