

**Unincorporated Broward County
Contracted Annexation Studies
Executive Summaries**



Table of Contents

1. South Central
2. Intracoastal Beach
3. Pine Island Ridge
4. North County Area
5. North Central County (infill areas)
6. North Andrews Gardens Area
7. Southwest Ranches

South Central County Study Area

INTRODUCTION

Purpose and Form of the Study

The purpose of this Study is to create a demographic, financial, socioeconomic, public safety and land use profile of the unincorporated area of Broward County identified as the South Central County Study Area, its five sub-areas, and the adjacent jurisdictions of Dania Beach and Hollywood in order to establish a cost-benefit base line for future annexation(s).

This Study presents data pertaining to the entire South Central County Study Area, its sub-areas, and the Cities of Dania Beach and Hollywood with each described using the data provided by the various contributing resources. In all cases, every effort was made to provide information consistent with the Scope of Services.

South Central County Study Area

The South Central County Study Area is composed of five (5) neighborhood sub-areas described herein as:

<u>Sub-Area</u>	<u>Neighborhoods</u>
A	Estates of Fort Lauderdale and Ravenswood Estates;
B	Arapahoe Farms and Young Israel;
C	Remainder of the unincorporated lands in the South Central County Study Area south of Griffin Road not already included in Sub-Areas A or B
D	All unincorporated lands in the South Central County Study Area north of Griffin Road and south of the Dania Cut-Off Canal; and
E	All unincorporated lands in the South Central County Study Area north of the Dania Cut-Off Canal.

Sub-Areas A, B, C, and D are largely residential in character, with a minimum of non-residential uses. The housing types and values vary both within and among the sub-areas as do the income and education level profiles. Aside from a limited amount of vacant commercial and industrial land, nearly all growth in these sub-areas will be through residential development or redevelopment as available vacant land resources are dwindling.

Due to the relatively large amount of residential land and small amount of existing and future commercial and industrial land uses, the South Central County Study Area serves largely as a bedroom community to the Greater Fort Lauderdale/Miami-Dade/Palm Beach economic engines. Further, it is unlikely that there will be any significant change to the land use ratios that will even minimally increase the non-residential tax base. Due to this existing and continued high residential to non-residential land use ratio, the ad valorem tax base remains stable and moderate while the demand for services is substantial and has the propensity to increase over time.

Sub-Area E abuts the Broward County Resource Recovery Plant, contains no residential properties and is either agricultural or industrial in use. Due to the necessity to retain control over the Broward County Resource Recovery Plant, the Broward County Commission has determined that the Plant is not subject to annexation.

Annexation Policy

Historically, the Cities of Dania Beach and Hollywood mainly targeted high revenue-producing commercial and industrial areas adjacent to their jurisdictions for annexation. The Alanco annexation by Hollywood in 1990 which extended the city limits in a narrow northerly direction, and the extensive westward annexations by Dania Beach in the same year are examples of this trend. The largely residential sub-areas addressed in this study remain under the jurisdiction of Broward County, though both Dania Beach and Hollywood have expressed an interest in incorporating most of the entire South Central County Study Area into their respective cities.

In 1996, the Broward County Legislative delegation introduced a Special Act passed by the Florida Legislature. This legislation restricts the practice of piecemeal annexations within the county, and set a goal that all unincorporated areas are to be either annexed into existing cities or incorporated as new municipalities by the year 2010. The delegation established an Ad Hoc Committee on Annexation Policy to study annexation and receive public input and testimony.

In 1997, the Broward County Board of County Commissioners adopted recommended policies for annexation that provided for interlocal agreements between the county and potential annexing municipalities. The County Commission has urged that unincorporated area residents be given the opportunity to provide meaningful input at all stages of the annexation process. The Commission also allowed that whenever possible, fiscally feasible, and reasonable, consideration would be given to the establishment of a new municipality.

This Study was authorized by the County Commission to aid unincorporated area residents in the South Central County Study Area and the Cities of Dania Beach and Hollywood in the annexation decision making process.

Definition of Annexation Terms

The terms used in this Study are defined in Chapters 165 and 171, Florida Statutes, and are provided below.

Annexation means the adding of real property to the boundaries of an incorporated municipality, such addition making the subject real property in every way a part of the municipality, conducted in accordance with Florida Statute 171.

Compactness means the concentration of a property in a single area, and precludes any annexation action which would create enclaves, pockets, or finger areas in serpentine patterns. Annexations should be designed to ensure that the area is reasonably compact in order to provide for an efficient delivery of services.

Contiguous means that a substantial part of the boundary of the property that is the subject of annexation has a common boundary with the annexing municipality.

Contraction means the de-annexation, or reversion of, a property from a municipality to its status as unincorporated pursuant to Chapter 171, Florida Statutes.

Enclave means an improved or developed area surrounded by a single municipality or bounded by a single municipality and a natural or man-made obstacle that allows the passage of vehicular traffic to that unincorporated area through the single municipality.

Municipality means a municipal corporation created pursuant to Article VIII, Section 2a of the Florida Constitution, Chapter 165.061 F.S. and/or by a Special Act of the Florida Legislature.

Annexation Requirements

Chapter 171 of the Florida Statutes prescribes the procedures a municipality must follow in order to annex contiguous, compact, unincorporated lands. The relevant portions of the Statute that are applicable to this Study are:

Section 171.0413, Florida Statutes. Annexation procedures. - Any municipality may annex contiguous, compact, unincorporated territory in the following manner:

(1) An ordinance proposing to annex an area of contiguous, compact, unincorporated territory shall be adopted by the governing body of the annexing municipality pursuant to the procedure for the adoption of a non-emergency ordinance established by s. 166.041. Each such ordinance shall propose only one reasonably compact area to be annexed. However, prior to the ordinance of annexation becoming effective, a referendum on annexation shall be held as set out below, and if approved by the referendum, the ordinance shall become effective 10 days after the referendum, or as otherwise provided in the ordinance, but not more than 1 year following the date of the referendum.

(2) Following the final adoption of the ordinance of annexation by the governing body of the annexing municipality, the ordinance shall be submitted to a vote of the registered electors of the area proposed to be annexed. If the proposed ordinance would cause the total area annexed pursuant to this section during any one calendar year period cumulatively to exceed more than 5 percent of the total land area of the municipality or cumulatively to exceed more than 5 percent of the municipal population, the ordinance shall be submitted by a separate vote of the registered electors of the annexing municipality and the area proposed to be annexed. The referendum for annexation shall be called and conducted and the expense thereof paid by the governing body of the annexing municipality.

(3) If the referendum is held only in the area proposed to be annexed and receives a majority vote, or if the ordinance is submitted to a separate vote of the registered electors of the annexing municipality and the area proposed to be annexed and there is a separate majority vote for annexation in the annexing municipality and in the area proposed to be annexed, the ordinance shall become effective on the date specified therein. If there is any majority vote against annexation, the ordinance shall not become effective, and the area proposed to be annexed shall not be the subject of an annexation ordinance for a period of 2 years from the date of the referendum on annexation.

The Statute continues with the format of the prerequisites to annexation, which include the preparation of an annexation study by the annexing municipality assessing the impact of annexation on the municipality. This analysis must identify the costs of providing services to the area proposed for annexation, as well as the source for funding such expenses. The study is filed with the County Commission.

A municipality may propose the annexation of land if that land is contiguous and reasonably compact, and the area is not within another municipality. Additionally, the area must be in part urban in character.

Depending on the language in the special annexation act or annexation agreement, after annexation the newly annexed area may be subject to some, or all, laws and regulations in effect within the municipality. Municipalities may adopt the county land use plan into the local comprehensive plan, and incorporate the county zoning code into their own, as in the case of the 1996 annexation of lands by the City of Dania Beach. Municipal franchise agreements in effect for at least six months before annexation that provide for solid waste collection services remain in effect for five years or the remainder of the franchise term, whichever is shorter.

The South Central County Study Area appears to meet the criteria established in the Special Act for annexation since it is in part urban in character and no part is presently within a municipality. Additionally, the Area is reasonably compact and is contiguous to the Cities of Dania Beach and Hollywood.

The Legislative Delegation has the final authority over the eventual annexation of all or part of the South Central County Study Area into the Cities of Dania Beach and/or Hollywood.

South Central County Study Area

Profile

The South Central County Study Area is composed of four residential sub-areas (A, B, C, & D) and one industrial/agricultural sub-area (E). According to the 1990 U.S. Census data, the South Central County Study Area had a population of 7,115 (see Table 1: 1990 Population, Age and Ethnicity). The 1990 population was composed of 6,178 (86.8%) white non-Hispanics, 643 (9%) Hispanics, 199 (2.8%) black non-Hispanics, 71 (1%) Asian non-Hispanics, and 24 (less than 1%) Native American and other non-Hispanics. Less than 20% of the population was under the age of 18 during the 1990 Census. Population projections for the Study Area reflect an average annual growth rate of around 1% between the years 2000 to 2010 (see Table 2: Population Projections).

More than 80% of all housing units in the Study Area were occupied during the 1990 Census; more than two-thirds were owner-occupied and the remainder were rentals (see Table 3: Housing Occupancy). The number of housing units is projected to grow to a total of 3,907 in the year 2000, and 4,247 in the year 2010 (see Table 4: Housing Unit Projections). Almost one-third of all housing units reported in the 1990 U.S. Census data consisted of single-family detached and attached homes (see Table 5: Housing Units by Type). Multi-family units — duplexes and structures containing between three and 49 units — comprised almost 29% of the housing stock. Almost 40% of the housing units were characterized as “mobile homes and others”. Almost two-thirds of all housing units were valued between \$50,000 and \$99,999, based on 1989 dollar values (see Table 6: Housing Values). Fewer than 6% of the units were valued at less than \$50,000; 70 housing units (8.4% of the total) were valued at \$299,999 or more.

The South Central County Study Area has a total taxable value (1999 value) of \$197,578,710 (see Table 7: Property Tax Values by Type of Use). The 3,097 residential parcels account for \$166,967,390 or 84.5% of the total taxable value. The remaining non-residential lands comprise \$30,611,320 or 15.5% of the total taxable value. Vacant and improved commercial parcels totaled almost \$7.8 million (3.9% of the total) in taxable value; improved industrial lands were valued at \$530,910 (0.3% of the total); an agricultural parcel was valued at almost \$10 million (5.0% of the total); and institutional, non-agricultural and other miscellaneous lands totaled almost \$12.5 million (6.1% of the total) in taxable value.

There are 2,113 partial or complete property tax exemptions in the South Central County Study Area (see Table 8: Property Tax Exemption Value). The total value of property exempted from taxation is \$71,232,840. This amounts to 26.5% of total property valuation in the South Central County Study Area.

There are 1,700 parcels subject to a homestead exemption. According to the 1990 U.S. Census, residential property owners occupied 68.3% of all occupied dwellings. The housing unit projection for the year 2000 is 3,907 units. If the occupancy rate remained the same as reported in the 1990 U.S. Census, and the proportion of owner-occupants remained

the same, approximately 2,140 dwelling units would be occupied by owners in the year 2000. A homestead exemption may be filed for property that is owner-occupied, subject to specific additional residency requirements. A maximum of 440 additional residential parcels might be eligible for homestead exemptions (the difference between the estimated number of owner-occupied dwellings projected for the year 2000, and the current number of homestead exemptions in the South Central County Study Area). It is not known at this time how many of the 440 parcels may satisfy the homestead exemption requirement.

Sub-Area A Profile

The portion of the Study Area identified as Sub-Area A includes the Estates of Fort Lauderdale and Ravenswood Estates. The Estates of Fort Lauderdale and Ravenswood Estates are located in the eastern portion of the South Central County Study Area and are generally bounded on the east by Ravenswood Road, on the west by Lagoon Drive, on the north by Southwest 50th Street, and on the south by Southwest 58th Manor or Stirling Road. The area consists of approximately 380 acres and is primarily residential in character.

The 1990 U.S. Census data for Sub-Area A includes the data for Sub-Area B as well; this data is reported in Tables 10 through 13. The 1990 population for Sub-Areas A and B was 2,979, with almost 93% of the population reported as white, non-Hispanic; Hispanics comprised 4.7% of the population (see Table 10: 1990 Population, Age, and Ethnicity). Almost 16% of the population was under the age of 18; more than one-quarter of the population was aged 65 and older. Owners occupied almost 84% of all occupied dwelling units (see Table 11: Housing Occupancy). The vacancy rate in Sub-Areas A and B was almost 26%. One-quarter of all dwelling units consisted of single-family (detached and attached) homes (see Table 12: Housing Units by Type). Two-thirds of all housing units were classified as “mobile homes and others”. Almost three-quarters of all homes were valued at between \$50,000 and \$99,999, according to the 1990 U.S. Census and reported in 1989 dollars (see Table 13: Housing Values).

Residential land accounts for 97.3% of the total taxable value in Sub-Area A (see Table 14: Property Tax Value by Type of Use). Mobile homes comprises 74% of the taxable residential value, and 17% of the taxable residential value is attributable to single-family homes. One improved commercial parcel contributes more than \$1.5 million in taxable value, 2.7% of the total taxable value in Sub-Area A.

There are 1,070 partial or complete property tax exemptions in Sub-Area A; more than three-quarters of these are homestead exemptions (see Table 15: Property Tax Exemption Value). Approximately 30% of the total land value in Sub-Area A is exempt from taxation.

**Table 10: Sub-Areas A and B
1990 Population, Age, and Ethnicity**

1990 Population	2,979	% of Total
Males	1,426	47.9%
Females	1,553	52.1%
Age of Population		
0-4 years	152	5.1%
5-17 years	318	10.7%
18-44 years	997	33.5%
45-64 years	754	25.3%
65+ years	758	25.4%

Ethnicity		
White, Non-Hispanic	2,766	92.8%
Black, Non-Hispanic	48	1.6%
Native American, Non-Hispanic	2	<0.1%
Asian, Non-Hispanic	22	0.7%
Other Non-Hispanic	1	<0.1%
Hispanic	140	4.7%

**Table 11: Sub-Areas A and B
Housing Occupancy**

1990 Units	1,830	% of Total
Occupied Units	1,357	74.2%
Owner	1,132	[83.4%]
Renter	224	[16.5%]
Vacant	474	25.9%
Seasonal	386	

Note : Almost 85% of all occupied units are owner-occupied; vacancy rate near 26%

**Table 12: Sub-Areas A and B
Housing Units by Type**

Type	# Units	% of Total
Single-family, Detached	184	10.1%
Single-family, Attached	261	14.3%
Duplex Units	126	6.9%
3 or 4 Units	13	0.7%
5 – 19 Units	37	2.0%
20 – 49 Units	0	0%
50 + Units	0	0%
Mobile Homes, Other	1,208	66.0%
Total	1,829	100.0%

Note : One-quarter of all units consist of single-family (detached and attached) homes; two-thirds were classified as mobile homes and others

**Table 13: Sub-Areas A and B
Housing Values**

Unit Value	# Units	% of Total
Greater than \$299,999	40	12.2%
\$200,000 – 299,999	7	2.1%
\$150,000 – 199,999	16	4.9%
\$125,000 – 149,999	7	2.1%
\$100,000 – 124,999	17	5.2%
\$75,000 – 99,999	149	45.3%
\$50,000 – 74,999	86	26.1%
\$40,000 – 49,999	2	0.6%
\$30,000 – 39,999	3	0.9%
\$20,000 – 29,999	1	0.3%
< \$19,999	1	0.3%
Total	329	100.0%

Note: Reported housing values (1989 dollars) indicate almost three-quarters of all units valued between \$50,000 and \$99,999

Unincorporated Broward County Annexation Study

Intracoastal Beach Study Area

Executive Summary

The purpose of this study is to provide relevant, timely information to the residents of the Intracoastal Beach Area to assist in deciding into which municipality this neighborhood would prefer to incorporate. The adjacent potential annexing municipalities eligible to incorporate the Intracoastal Beach Area are the Cities of Fort Lauderdale and Pompano Beach, the Town of Lauderdale-By-The-Sea, and the Village of Sea Ranch Lakes. However, The Village of Sea Ranch Lakes has formally indicated it does not desire to be considered as a participant in a potential annexation scenario. For this reason it is not included as part of this report. This study provides information related to municipal services, fiscal considerations, capital improvement projects, municipal ordinances, regulations, and specific issues relevant to the. Intracoastal Beach Area. A table summarizing the Executive Summary is included at the end of this section.

I. Land Use and Zoning

A review and comparison of the Future Land Use Plan designations, in place within both the Cities' and the Town's Comprehensive Plans, indicate that these designations could be utilized without modification in the Intracoastal Beach Area through an amendment to the municipal comprehensive plan. Although the City of Pompano Beach Land Use Plan does not include a category above 46 units per acre, and a considerable portion of this "Area" is Residential High 50 units per acre, there is no zoning district classification on the Unincorporated Area which allows more than 25 units per acre. Thus, the lower plan density in the City would not affect development rights, since the current zoning is more restrictive.

The City of Fort Lauderdale Zoning

The City of Fort Lauderdale has indicated that the following two options are available to the Intracoastal Beach Area concerning zoning regulations:

1. The zoning of Broward County shall be deemed the conforming laws of the municipality and the "Area" to be annexed agreeing to said implementation.
2. Implementation of the City zoning would be contingent on both the municipality and the "Area" to be annexed agreeing to said implementation.

The City of Pompano Beach Zoning

The City of Pompano Beach has suggested the following three options for transitioning to the City's zoning ordinances within the Intracoastal Beach Area:

1. Continue with existing Broward County zoning districts and application of County zoning regulations for an indeterminate amount of time.
2. Initiate a comprehensive rezoning of the Intracoastal Beach Area with conversion of County zoning districts to the most similar City districts in terms of density and permitted uses.
3. Create a master overlay district for the Intracoastal Beach Area, which establishes density, allowable use of property, and property development standards as contained in the current County regulations as well as any refinements desired by particular neighborhoods or condominium associations.

The Town of Lauderdale-By-The-Sea Zoning

The Town Administration has indicated that the Town would maintain the status quo by adopting and administering the Broward County zoning code presently in place.

II. Fiscal Impact Analysis

In 1997, the Intracoastal Beach Area taxable property value generated \$7,378,957 in total taxes, of this, \$2,529,612 was attributed to the Broward County ad valorem assessment. This "Area" has a substantially higher level of tax productivity than either the Cities of Fort Lauderdale or Pompano Beach, and is comparable to the Town of Lauderdale-By-The-Sea.

Millage rates, taxes, fees and assessment rates of Unincorporated Broward County were compared with those of the City of Fort Lauderdale, the Town of Lauderdale-By-The-Sea and the City of Pompano Beach. It was determined that overall, residents of Unincorporated Broward County pay the lowest taxes and franchise fees. However, Unincorporated residents also pay the highest Fire/EMS assessment. Among the three municipalities, the Town of Lauderdale-By-The-Sea has the lowest millage rate and Fire/EMS assessment, however residents could opt to continue current Fire/EMS service which would result in an assessment similar to the one currently paid. This analysis indicated that residents of the Intracoastal Beach Area would pay a lower aggregate amount to government if the "Area" were annexed by the Town of Lauderdale-By-The-Sea.

The City of Fort Lauderdale indicated new facilities, such as sanitary sewer, would be assessed to the benefiting property owner. If state/federal mandates required that the "Area's" current septic tanks be replaced with sanitary sewer, the Town of Lauderdale-By-The-Sea would also assess property owners. However, this would not occur without input from affected property owners in the annexed "Area", which would have a significant voice in any future assessment policy. The City of Pompano Beach indicated only a 25 percent assessment of the cost of unfunded improvements to the property owner.

III. Capital Improvement Programs (CIP)

Broward County does not presently have any significant capital improvement projects scheduled for implementation in the Intracoastal Beach Area. However, the County has recently completed drainage improvements to the Bel Aire Area.

The City of Fort Lauderdale

The City has indicated that the Intracoastal Beach Area would be eligible for inclusion in the CIP for infrastructure replacement and renovation projects, which could include street improvements, stormwater facilities, park facilities, and bridges. The City also provides \$250,000 each year for the Neighborhood Capital Improvement Program and \$100,000 for the Business Capital Improvement Program. If annexed, the Intracoastal Beach Area would be eligible to apply for these citywide funded programs.

The Town of Lauderdale-By-The-Sea

The Town has indicated that its Capital Improvement Program will be equitably distributed among the areas of the Town on a greatest need basis. In addition, the Town is in the process of developing a comprehensive Revitalization/Redevelopment Program. The Town has identified potential residential projects, which include decorative street identification signs/posts, brick pavers for residential intersections, phased street resurfacing, entry gates into the residential neighborhoods and the extension of the planned Town trolley service which would link the residential neighborhoods to the revitalized Business/Beach area.

The City of Pompano Beach

City administration has indicated that the Intracoastal Beach Area's streets would be added to the City's five-year capital improvement street resurfacing program. Water distribution improvements including the provision of new water mains and the replacement of existing undersized mains along with the upgrading of fire hydrants would be set up as a capital improvement project funded through a Utility Revenue Bond Issue. Storm drainage improvements would be funded through the City's Storm Water Utility.

IV. Adopted Level of Service

All of the potential annexing municipalities and Broward County are in conformance with the Local Government Comprehensive Planning and Land Development Regulation Act. A review and comparison of the adopted and current level of service (LOS) standards indicates that adoption of any of the municipalities' LOS standards would not result in any concurrency conflicts. Furthermore, all of the potential annexing municipalities have sufficient capacity to provide services to the Intracoastal Beach Area.

Currently, the Intracoastal Beach Area receives water and sanitary sewer from the City of Pompano Beach. This would continue regardless of the annexation outcome. Furthermore, Broward County has indicated that if the City of Pompano Beach annexes the Intracoastal Beach Area or it becomes its own municipality, an agreement would need to be reached to ensure the County Resource Recovery System continues to receive all solid waste from the "Area."

V. Police, Fire and EMS

Currently the Intracoastal Beach Area receives police services from the Broward Sheriff's Office (BSO) which is currently a single zone patrolled by one officer per shift. Current fire service is provided by the Broward County Fire Rescue Station #36, which is staffed by three fire personnel. The following tables provide comparisons of proposed police, fire and EMS services of the potential annexing municipalities:

POLICE				
	Broward Sheriff's Office	Fort Lauderdale	Lauderdale-By-The-Sea	Pompano Beach
<i>Emergency Response Times</i>	5 to 6 minutes*	8.2 minutes*	1 to 3 minutes	3.5 to 4.5 minutes
<i>Personnel</i>	5 deputy sheriffs	5 patrol officers	5 patrol officers 1 detective 1 clerical position	4 patrol officers 1 clerical position
<i>Equipment</i>	1 Vehicle Computer	1 Vehicle 5 Computers	1 Vehicle Computers	1 Police Unit
<i>Estimated Cost</i>	\$340,000	\$368,908**	\$358,475**	\$283,928**

*Average for emergency and non-emergency police responses

**Includes initial capital outlay

Fire services are ranked by the Insurance Services Office, Inc. (ISO), which is a independent statistical, rating and advisory organization that serves the property and casualty insurance industry. A community's fire protection is ranked on a scale from 1 to 10, with 1 being the highest level of public protection. ISO ratings are included in the following table.

FIRE/EMS				
	Fort Lauderdale	Lauderdale-By-The-Sea		Pompano Beach
		<i>Option 1 (LBTS)</i>	<i>Option 2 (Broward County)</i>	
<i>Response Times</i>	8:06 minutes EMS: 4:10	3:00 minutes EMS*: 5:00 min.	3:39 minutes EMS*: 8:07 min.	4 - 6 minutes
<i>ISO Rating</i>	3	4	3	4
<i>Personnel</i>	2 firefighter/ paramedics per shift	3 Volunteer fire fighters**	3 fire personnel**	3 rescue workers per shift 1 fire inspector
<i>Equipment</i>	3 Engines** 1 Aerial** 1 Rescue Unit	1 Engine** 1 Ladder Engine** 1 Rescue Unit*	1 Engine** 1 Rescue Unit*	1 Ladder Engine** 1 Rescue Van 1 Sedan
<i>Estimated Cost</i>	\$562,900***	\$125,523 EMS*: \$80,000	\$1,486,164 EMS*: \$80,000	\$833,162***

*Broward County Rescue Unit currently serves both the Intracoastal Beach Area and Lauderdale-By-The-Sea.

**Currently in use, not additional equipment.

***Includes initial capital outlay

The City of Fort Lauderdale

The City of Fort Lauderdale Police Department indicated it would need five additional police officers in order to provide police service to the Intracoastal Beach Area. It would also need to add the appropriate equipment to support the new personnel.

The City of Fort Lauderdale Fire-Rescue Department proposes to swap Engine Co. #36 with a medical rescue unit operating from the same County facility. Rescue #36 would be staffed by two cross-trained dual certified firefighter paramedics providing twenty-four hour a day service. However, the County has indicated that “it will no longer be providing EMS services to the City of Fort Lauderdale. As a result, the City must refine this concept and seek an alternative partnership arrangement.” When a structural fire is reported, a total of sixteen firefighters would respond. The average response time would be eight minutes and six seconds.

The Town of Lauderdale-By-The-Sea

The Town of Lauderdale-By-The-Sea Police Department indicated it would need five additional police officers, 1 detective, and a clerical position to provide police service to the Intracoastal Beach Area. It would also need to add the appropriate equipment to support the new personnel.

The Town of Lauderdale-By-The-Sea Fire Department is a volunteer fire department. The Town’s fire department would respond to all calls with a minimum of three firefighters. Equipment used by this department includes a pumper fire engine and a Tele-Squirt ladder engine. Recently the Town approved the preparation of a Fire-Rescue Master Plan, which will address some of the concerns of the residents of the Intracoastal Beach Areas regarding fire service. However, if the Intracoastal Beach Area would prefer to use a paid fire department, current service could be retained through a special fire assessment similar to the one paid now.

The City of Pompano Beach

The City of Pompano Beach Police Department indicated it would need four additional police officers and one clerical staff person in order to provide police service to the Intracoastal Beach Area. It would also need to add the appropriate equipment to support the new personnel.

The City of Pompano Beach Fire Department proposes to provide fire service from Station #11 at 3264 NE 3rd Street. A rescue unit will be provided staffed with one EMS technician and two paramedics providing twenty-four hour a day service. A Ladder Engine is currently being operated from this location and will serve the Intracoastal Beach Area. In total thirteen firefighters/paramedics and one fire inspector will be added.

VI. Public Policy Issues

The Cities of Fort Lauderdale and Pompano Beach and the Town of Lauderdale-By-The-Sea are operated under a City Commission/City Manager form of government. All three municipalities indicated there would be a possibility of redistricting in the event of annexation.

If annexed by The City of Fort Lauderdale, registered voters in the Intracoastal Beach Area would constitute 2.42 percent of total registered voters. If annexed by the City of Pompano Beach, registered voters would constitute 4.64 percent. If annexed by the Town of Lauderdale-By-The-Sea registered voters in the Intracoastal Beach Area would have the largest voice with 46.48 percent of all registered voters.

VII. Establishment of a New Municipality

An alternative to annexation by the City of Fort Lauderdale, the Town of Lauderdale-By-The-Sea or the City of Pompano Beach would be for the Intracoastal Beach Area to incorporate as a new municipality. For comparative purposes, models were developed using the Town of Lauderdale-By-The-Sea and the Village of Sea Ranch Lakes.

Based on the Town of Lauderdale-By-The-Sea model, which is more comparable than The Village of Sea Ranch Lakes in terms of population and total unit counts, operating costs for the Intracoastal Beach Area as a new municipality would approximate \$3.756 million and capital costs another \$290,000. Operating costs include general government, public safety, public works and recreation. General government costs include administrative personnel salaries and benefits, as well as commission salaries and costs of contracting financial and legal services. The public safety budget would include the costs of police and fire services as well as development services. Although residents could pay a special assessment for fire services similar to the one currently paid, the cost of contracting services would still exceed the total assessed amount collected. Capital costs would be for initial start up and contingency. Total expenditures would be an estimated \$4.046 million.

Based on the Town of Lauderdale-By-The-Sea estimates, the Intracoastal Beach Area would generate approximately \$1.864 million from other non-ad valorem sources, including the fire assessment, which would still leave a deficit of \$2.355 million to be covered by ad valorem taxes. In order to generate the remaining revenue, residents would pay approximately 7.4 mills per \$1,000 in ad valorem taxes. This millage rate is significantly higher than The Town of Lauderdale-By-The-Sea due to the higher costs for fire protection and the absence of commercial property, which produces ad valorem, as well as other revenue.

VIII. Deannexation of Terra Mar Island

Terra Mar Island Estates consists of properties both in the City of Pompano Beach and Unincorporated Broward County. Both the Broward County Attorney's Office and the Broward County Legislative Delegation have indicated that it is legally possible to deannex the incorporated portion of Terra Mar Island for the purposes of annexing it into the municipality that the Intracoastal Beach Area residents select. The Legislative Delegation advises "that the deannexation of an area can be accomplished through the local bill process and is allowed by law. However, in the past the delegation has been extremely reluctant to deannex sections from existing municipalities. Any deannexation would need to be supported by studies with close cooperation from the municipality concerned.

Additionally, any deannexation proposal would need the support of the members of the delegation representing the area involved." Through conversation with City of Pompano Beach Administration, the City has indicated that it would be opposed to any efforts to deannex that portion of Terra Mar now in the City.

**Unincorporated Broward County
Annexation Study**

Pine Island Ridge

Executive Summary

The Pine Island Ridge annexation study was written in response to Broward County’s goal that, by the year 2010, all unincorporated neighborhoods within the County must be annexed or become incorporated into their own municipality. The study represents an extensive study of three scenarios for Pine Island Ridge. One such scenario examines incorporating Pine Island Ridge into its own municipality, a second examines annexation by the Town of Davie, and a third examines annexation by the City of Plantation. This in-depth study compares demographic data, tax fee and assessment rates, land use and zoning, fiscal impacts, capital improvement programs, level of service, fire, police and EMS, municipal staff and services, and public policy for Pine Island Ridge and the two adjacent municipalities—Plantation and Davie--so that the Pine Island Ridge neighborhood can best decide which scenario is best for their needs.

Incorporation Scenario

This section of the study examines the viability of incorporation. The following is an analysis of the cost comparison (representing all taxes and fees) among the City of Plantation, the Town of Davie and unincorporated Broward County. Considering the analysis of the incorporation of Pine Island Ridge into a new City, a comparison of the costs to the individual household has been included. The following table adds the cost comparison for the new City alternative to the analysis for the City of Plantation, the Town of Davie and Broward County.

**Comparison Of Annual Costs/Household
Annexation And Incorporation Alternatives
Condominiums**

Annual Costs Assessed Value*	Study Areas Broward County	City of Plantation	Town of Davie	New City Alternative
\$ 25,000	\$ 465.47	\$ 239.25	\$ 278.54	\$ 465.47
\$ 50,000	\$ 518.82	\$ 328.95	\$ 428.76	\$ 808.47
\$ 75,000	\$ 572.17	\$ 418.65	\$ 578.99	\$1,151.47
\$100,000	\$ 625.52	\$ 508.35	\$ 729.21	\$1,494.47
\$125,000	\$ 678.87	\$ 598.05	\$ 879.43	\$1,837.47
\$150,000	\$ 732.22	\$ 687.75	\$1,029.65	\$2,180.47
\$175,000	\$ 785.57	\$ 777.45	\$1,179.88	\$2,523.47
\$200,000	\$ 838.92	\$ 867.15	\$1,330.10	\$2,866.47

* Ad valorem taxes are levied on Taxable Value which is defined as Assessed Value minus Exemptions.

Note: Assumes \$25,000 Homestead Exemption

Source: PMG Associates, Inc.

The above table demonstrates that the new City alternative will generate costs per household that are higher than the existing charges for Broward County, the Town of Davie and the City of Plantation. In addition, the ad valorem tax rate that would be required for the new City exceeds the limitations in the State Statutes.

Description of Expenditures By Operational Department

The next step in the incorporation scenario was to analyze operational expenses estimated for the level of service anticipated in the first year of operation (FY 99/00) and was based on the review of annual budgets of varying municipalities throughout South Florida. Examination of the budgets revealed a range of costs for the municipalities based on size and the nature of the community. The annual cost figure was based on this review. The new City will not be required to provide as extensive a level of service as other municipalities of similar size.

Commission/Council	Cost	\$ 35,000
	Personnel	5
City Manager	Cost	\$ 200,000
	Personnel	2
City Clerk	Cost	\$ 150,000
	Personnel	2
Finance Department	Cost	\$ 200,000
	Personnel	2
Purchasing	Cost	\$ 150,000
	Personnel	2
City Attorney	Cost	\$ 100,000
	Personnel	2
Planning/Zoning Department	Cost	\$ 100,000
	Personnel	2
Public Works	Cost	\$ 150,000
	Personnel	3
Parks and Recreation	Cost	\$ 100,000
	Personnel	2
Maintenance	Cost	\$ 150,000
	Personnel	2
Police Services	Cost	\$ 1,100,000
	Personnel	12

Vehicles: Typically, the Broward Sheriff's Office has a policy that Deputy Sheriffs take home service vehicles. This policy leads to an assumption that there is one vehicle for each of the 12 personnel listed above. All costs, including the capital and operating cost of the vehicles, are included in the total cost amount listed above.

Capital Costs:

The following is a list of capital costs for major expenditures not included under small expenditures in the operating budget and an estimated cost to cover them. These expenditures are necessary in order to provide the necessary services to the new City.

- City Building and personnel offices
- 5 acres of parks
- Equipment for staff

Total annual cost allocation: \$150,000

These capital costs are estimated on an annual basis. It is anticipated that these costs will be amortized over 10 years.

Incorporation Costs

Several items are required for the new City and are added to the budgets for the first three years. These are special services that are likely to be completed by outside vendors. The cost for these services will be the same under both alternatives.

Legal Costs - Incorporation	\$100,000	Year 1
Comprehensive Plan/Land Development Code/Zoning Code	\$250,000	Years 2 & 3

Demographic Data

The demographic data compares population, housing and employment characteristics of Pine Island Ridge, the Town of Davie and the City of Plantation. This section of the study showed that Pine Island Ridge residents are mostly well-educated, retired homeowners and share similar characteristics with both the Town of Davie and the City of Plantation.

Population by Age and Gender

Population Age & Gender	Pine Island Ridge		Town of Davie		City of Plantation	
	%	Count	%	Count	%	Count
0 - 4	4.5%	234	18.3%	3,904	5.5%	3,641
5 - 17	8.6%	450	16.6%	7,854	15.6%	10,407
18 - 24	32.2%	1,688	47.9%	22,599	42.4%	28,301
45 - 64	24.8%	1,302	18.3%	8,630	22.1%	14,756
64+	29.9%	1,570	9.0%	4,230	14.4%	9,587
Females	54.5%	2,856	51.1%	24,120	52.1%	34,725
Males	45.5%	2,388	48.9%	23,097	47.9%	31,967
TOTAL	100.0%	5,244	100.0%	47,217	100.0%	66,692

Source: 1990 U.S. Bureau of the Census, Broward County Planning Information Technology Division

The largest category of residents in Pine Island Ridge are 18-24 compared to the Town of Davie and the City of Plantation with the largest % of residents in the same category.

Employment Characteristics

Employment Status	Study Areas					
	Pine Island Ridge	Town of Davie	City of Plantation			
Employed Female	49.4%	1,340	44.2%	12,141	44.2%	16,659
Employed Male	46.9%	1,271	50.6%	13,764	51.9%	19,590
Total Employed		2,611		25,905		36,249
Unemployed Female	2.1%	57	1.9%	514	1.8%	674
Unemployed Male	1.6%	43	2.8%	756	2.1%	803

Source: 1990 U. s. Bureau of the Census

Pine Island Ridge has the lowest unemployment compared to the Town of Davie and the City of Plantation, but the discrepancy between the neighborhood and each municipality is marginal. The same is true for the percentage of employed males and females. Therefore, all three study areas have comparable employment and unemployment rates.

Income Analysis

Household Income Range	Study Areas		
	Pine Island Ridge	Town of Davie	City of Plantation
Less Than \$5,000	131 (5.0%)	633 (3.6%)	567 (2.1%)
\$5,000 - \$14,999	381 (14.6%)	2081 (11.7%)	2438 (9.2%)
\$15,000 - \$24,999	554 (21.3%)	2717 (15.3%)	3647 (13.7%)
\$25,000 - \$49,999	862 (33.1%)	6577 (37.0%)	8959 (33.7%)
\$50,000 - \$74,999	456 (17.5%)	3612 (20.3%)	6,051 (22.8%)
\$75,000 - \$99,999	142 (5.5%)	1267 (7.1%)	2425 (9.1%)
Greater Than \$99,999	78 (3.0%)	879 (4.9%)	24,65 (9.3%)

Source: 1990 U.S. Bureau of the Census

Household income, as reported in the 1990 U.S. Bureau of the Census, was notably lower in Pine Island Ridge (\$29,705) than in the Town of Davie (\$36,843) or the City of Plantation (\$41,832).

Housing Occupancy

Housing Occupancy	Study Areas		
	Pine Island Ridge	Town of Davie	City of Plantation
Total Units, 1990	3193	19,889	29,399
Vacant	582 (18.2%)	1,982 (10.0%)	2,910 (9.9%)
Seasonal	400 (12.5%)	700 (3.5%)	622 (2.1%)
Occupied Units	2611	17,907	26,489
Owner Occupied	1882 (58.9%)	13,220 (73.8%)	19,232 (72.6%)
Renter Occupied	729 (22.8%)	4,687 (26%)	7,257 (27.4%)

Source: 1990 U.S. Bureau of the Census

Note that Seasonal housing is a percent of total housing (may include both occupied and vacant units)

While housing occupancy rates between the City of Plantation and the Town of Davie were very similar, Pine Island Ridge demonstrates notable differences. Pine Island Ridge's 12.5% of seasonal housing units is remarkably higher than the Town of Davie's 3.5% or the City of Plantation's 2.1%. Pine Island Ridge has a lower owner occupied housing rate and a much higher percentage of vacant housing.

Housing Type

Housing Type	Study Areas		
	Pine Island Ridge	Town of Davie	City of Plantation
Single-Family Detached	287 (9.0%)	7,754 (39.0%)	13,900 (47.3%)
Single-Family Attached	289 (9.1%)	3,037 (15.3%)	3,718 (12.6%)
Duplex	4 (0.1%)	322 (1.6%)	182 (0.6%)
Multi Family	2,601 (81.5%)	5,373 (27.0%)	10,835 (36.9%)
Mobile Homes and Other	12 (0.4%)	3,403 (17.1%)	764 (3%)
TOTAL	3,193	19,889	29,399

Source: US Census, 1990.

The housing stock in each of the three communities varies widely. Pine Island Ridge has fewer single-family housing units, particularly detached units. Conversely, Pine Island Ridge has a significantly larger share of multifamily housing than do the other communities.

Housing Value

Housing Values	Study Areas		
	Pine Island Ridge	Town of Davie	City of Plantation
\$0-\$19,999	0 (0.0%)	11 (0.1%)	7 (0.0%)
\$20,000 - \$29,999	0 (0.0%)	15 (0.2%)	9 (0.1%)
\$30,000 - \$39,999	0 (0.0%)	65 (0.7%)	29 (0.2%)
\$40,000 - \$49,999	1 (0.2%)	188 (2.1%)	113 (0.8%)
\$50,000 - \$74,999	109 (26.1%)	1853 (21.0%)	1270 (8.8%)
\$75,000 - \$99,999	75 (18.0%)	1924 (21.8%)	2999 (20.7%)
\$100,000 - \$124,999	4 (1.0%)	1325 (15.0%)	2323 (16.0%)
\$125,000 - \$149,999	30 (7.2%)	1200 (13.6%)	2434 (16.8%)
\$150,000 - \$199,999	147 (35.3%)	1220 (13.8%)	2954 (20.4%)
\$200,000 - \$299,999	48 (11.5%)	716 (8.1%)	1791 (12.4%)
\$300,000 or More	3 (0.7%)	296 (3.4%)	571 (3.9%)

Source: 1990 Census

Housing values in Pine Island Ridge most closely resemble the City of Plantation. Most housing in Pine Island Ridge is between \$50,000 and \$300,000 as is the case in the City of Plantation and the Town of Davie.

Land Use and Zoning

Pine Island Ridge has been rezoned as a Planned Development District (PDD) and is subject to compliance with the Master Development Plan and the rezoning ordinance. In addition, the Final Order of the bankruptcy court, issued in 1978, constitutes the bulk of the rezoning ordinance and Master Development Plan. Because the Final Order controls this area, rezoning in either municipality would not affect this control. The Order further limits changes in density or unit mix subject to the Court's approval. Additionally, the restrictive covenants on the Pine Island Ridge conservation area will ensure the Ridge is preserved and not developed. This is the only vacant land within the Pine Island Ridge neighborhood.

This study also compares general regulations including accessory units and structures, parking large vehicles in residential neighborhoods, fences, walls and hedges, number and types of permitted pets, and locating adult facilities. It found that both the Town of Davie and the City of Plantation permit livestock where Broward County does not, and that Broward County restrictions on adult uses are the most lenient of the three study areas, requiring a 1000-foot distance from schools and churches. Neither inconsistency poses much of a problem. There are presently no adult uses in Pine Island Ridge and there is no commercially zoned land to build future adult uses. Additionally, there are no single-family lots in Pine Island Ridge, that meet the minimum lot size requirement of both municipalities to house livestock.

Analysis of Fiscal Impacts

This section compares the total costs of taxes and fees for all three study areas. Each of the taxes and fees identified are listed below with a comparison and discussion.

Ad Valorem Taxes

The appropriate ad valorem tax rate to be considered is the total amount to be levied on the taxpayers. This includes both operating ad valorem and debt service ad valorem rates. The rationale for inclusion of both tax rates is that the taxpayer must pay these rates on an annual basis. There is no distinction for the residents.

Highest - Town of Davie
Mid level - City of Plantation
Lowest - Broward County

At a millage rate of 6.0089, the Town of Davie has an ad valorem rate 67.5% higher than the City of Plantation and over 182% higher than for unincorporated Broward County. The City of Plantation has an ad valorem millage rate that is 68.1% higher than Broward County's. These figures indicate that the individual property owner will pay substantially more in ad valorem taxes in the Town of Davie than in the other jurisdictions.

Garbage Fees

The amount paid by each household for garbage and recycling service also varies in each jurisdiction. In each case, garbage service is provided by a franchise holder and a fee is established based on negotiations between the governing body and the franchisee.

Highest- Broward County
Mid level - Town of Davie
Lowest - City of Plantation

The City of Plantation has a slightly lower garbage fee than either of the other two jurisdictions. One possible reason is that the Town of Davie and Broward County have less dense development which may increase the service costs. The City of Plantation has a garbage rate that is 3.5% less than the Town of Davie and 25.9% less than Broward County. The City of Plantation also has a volume based fee structure. The rate for the Town of Davie is 21.7% less than the rate for Broward County.

Utility Taxes

Utility Taxes are established as a percentage of the monthly service amount for each utility. (Electric, telephone, water, fuel oil and natural gas)

- Electric - all jurisdictions are equal at 10%
- Telephone - all jurisdictions are equal at 7%
- Water - all jurisdictions are equal at 0%
- Natural gas - the City of Plantation and Town of Davie are at 10% and Broward County is at 0%
- Fuel oil - the City of Plantation is at 10%, the other jurisdictions are at 0%

The City of Plantation and the Town of Davie both impose Utility Taxes on all but one of the various services. Broward County will impose the lowest amount of costs from Utility Taxes.

Franchise Fees

Franchise Fees are similar to Utility Taxes in that the fees are levied as a percentage of the utility bill. Those utilities that are impacted in this study are: electric, telephone, cable TV, garbage and natural gas.

- Highest - the City of Plantation and the Town of Davie have the same level of Franchise Fees
- Lowest - Broward County with a lower fee for electric (5.5% as opposed to 6%) and no fee on telephone, garbage and natural gas

The two municipalities impose a higher amount of franchise fees on the households than does Broward County.

Fire/EMS Fees

Broward County and the Town of Davie impose a separate fee for Fire and EMS services. The City of Plantation has no Fire/EMS fee.

- Highest - Broward County
- Mid level - Town of Davie
- Lowest - City of Plantation

The rate for the two municipalities is substantially less than the rate for Broward County. The reason for this fact is that the municipalities subsidize the Fire/EMS service costs through the ad valorem taxes. The City of Plantation also maintains a volunteer Fire Department and charges for EMS service on a user fee basis. A comparison of the fees charged does not offer a true analysis of the cost effectiveness of the service provided.

Total Cost

Total cost to households is defined as the combination of ad valorem taxes, Utility Taxes, Franchise Fees, garbage rates and Fire/EMS fees.

For single-family and townhouse residences, the total taxes and fees cost for the City of Plantation is less than for the Town of Davie and Broward County, at all levels of Assessed Value. For the Town of Davie, the total cost of taxes and fees are less than for Broward County at Assessed values of \$50,000 or less. At all Assessed Values over \$50,000, Broward County is lower in total taxes and fees than the Town of Davie.

For condominium residences, the City of Plantation is less in taxes and fees than the Town of Davie at all levels of Assessed Value. The City of Plantation is also less than Broward County at all Assessed Value levels under \$200,000. The Town of Davie is less costly in total taxes and fees than Broward County for all levels of Assessed Value less than \$75,000.

The lower costs for Fire/EMS service and garbage rates combine to make the costs from the City of Plantation lower, from a tax and fee perspective, than the unincorporated portion of Broward County.

The Town of Davie has lower Fire/EMS and garbage fees than Broward County. However, the significantly higher ad valorem tax rates make living in the Town of Davie more costly than either the City of Plantation or the unincorporated portion of the County at Assessed Values over \$50,000. The ad valorem rate in the Town of Davie is 54% higher than in the City of Plantation and 182% higher than in unincorporated Broward County. The City of Plantation has the lowest Fire/EMS fees due to the nature of the department. User fees are charged for EMS service based on the type of service provided.

The total cost to each household is illustrated in Tables 4.2.4 through 4.2.12. These tables list the cost to the homeowners for all taxes and fees including ad valorem taxes, utility taxes, franchise fees, Fire/EMS fees and garbage fees. The tables list the costs based on Assessed Value of the home giving figures for all values with \$25,000 increments starting at \$25,000 and ending at \$200,000.

Commercial Properties

It is not possible to examine the total costs for commercial properties since the annual expenses for telephone and electric service are not available. Additionally, there are currently no commercial parcels in Pine Island Ridge, making any generalized comparison unrealistic. However, it is possible to compare the ad valorem taxes under each scenario. For the assessed value of the average commercial property, the ad valorem taxes in unincorporated Broward County are less than the two municipalities. The City of Plantation would also charge less in ad valorem taxes than the Town of Davie.

Table 4.4.1 in the main text lists the taxes generated by commercial/industrial property based on the various Assessed Values for the property. The table lists the comparison of the costs for the City of Plantation, the Town of Davie and Broward County.

Revenues Generated by Pine Island Ridge

Source	Study Areas		
	City of Plantation	Town of Davie	Broward County
Ad valorem Taxes	\$ 494,982	\$ 828,958	\$ 294,396
Franchise Fees	261,395	261,395	243,149
Utility Taxes	457,343	457,343	457,343
Garbage Fees	289,066	299,065	364,096
State Shared Revenues	403,788	403,788	403,788
Fire/EMS Fees	0	122,357	735,481
Miscellaneous Revenues	73,416	73,416	73,416
TOTAL	\$1,979,990	\$2,446,322	\$ 2,571,669

Note: The figures listed here represent the aggregate of all housing units.
 Source: PMG Associates, Inc.

Analysis of Capital Improvement Program

Broward County has no capital improvement projects in their five-year Capital Improvement Plan for the Pine Island Ridge neighborhood. Neither the City of Plantation nor the Town of Davie have specific capital improvement projects that would affect Pine Island Ridge. However, the City of Plantation has developed a road resurfacing program which would extend into Pine Island Ridge, should the City annex the neighborhood, as well a program to eliminate septic and wells and improve drainage. Both municipalities, would consider capital improvement projects on public land in Pine Island Ridge should either annex the neighborhood. Presently, the Town of Davie is making median improvements to Pine Island Road adjacent to the Pine Island Ridge community.

Level of Service Analysis

Service / Utility	Town of Davie		City of Plantation		Broward County	
	Standard	Actual	Standard	Actual	Standard	Actual
Drainage	Adopted FEMA standards	Designed to meet FEMA Standards	Adopted FEMA standards	Designed to meet FEMA Standards	Designed to meet FEMA Standards	N/A
Potable Water	150 gallons per capita per day	206 gallons per capita per day	110 gallons per capita per day.	155 gallons per capita per day	110 gallons per day per person	N/A
Road Impacts	LOS D	5 Roadways operating at a level of E or F	LOS D	Several roadway segments are currently level of service E or F	LOS D	LOS D
Fire/EMS	No adopted standard.	Response time of 3 min ISO rating of 5*	No adopted standard.	Response time 7 min fire, 4 min for medical ISO Rating of 3	No adopted level of service	Response time 8 min
Police	No adopted standard.	2.5 officers per 1000 population	No adopted standard.	2.36 sworn officers per 1000 population. Response time 3.5 min	No adopted level of service	5.1 deputy sheriffs per patrol zone
Recreation and Open Space	10 acres per 1000 population	15 acres per 1000 population	4 acres per 1000 population	4 acres per 1000 population	3 acres per 1000 population for both regional and neighborhood parks	3 acres per 1000 population for both regional and neighborhood parks
Solid Waste	8.9 pounds per residential unit per day	7.2 pounds per residential unit per day	8.9 pounds per day per residential unit	8.9 pounds per day per residential unit	8.9 pounds per day per residential unit	8.9 pounds per day per residential unit

Sources: Broward County 1997 Comprehensive Plan, City of Sunrise, Broward County Fire Rescue Division, Broward County Sheriff's Office, Plantation Police Department Annual Report, Plantation Fire Department, Davie Police Department, Davie Fire Department, City of Plantation Comprehensive Plan, Town of Davie Comprehensive Plan, Broward County Integrated Waste Management, Broward County Water Management

*The ISO is the insurance rating indicating the level of service for Fire, 5 being the best rating, 1 being the worst.

Drainage

Central Broward WCD provides secondary drainage to Pine Island Ridge via the N-12 canal which flows into the South Florida Water Management District's (SFWMD's) C-11 canal between Orange and Griffin Roads. The system allows for drainage of 1 ½ inches of standing water per day, with stormwater management utilizing retention ponds and lakes. Service is paid for with ad valorem taxes per day at .50 mil based on the property value. Presently the Pine Island Ridge Country Club maintains all private drainage systems within the neighborhood. If annexed by the Town of Davie or the City of Plantation, the annexing municipalities would be responsible for maintaining drainage systems on county roads, not private roads. Private roads in Pine Island Ridge will continue to be maintained by a private company contracted by the Country Club.

Water

Broward County has adopted the Florida Department of Environmental Protection Permitted Capacity level of service standards for potable water facilities. Presently the City of Sunrise provides water to Pine Island Ridge with a 25% surcharge. Should annexation occur, residents of Pine Island Ridge will remain customers of the City of Sunrise and should expect no changes to rates or levels of service. This is counter to the Town of Davie's understanding that the rates would change if the Town chooses to annex Pine Island Ridge. It is also counter to the City of Plantation's contention that they would provide water to Pine Island Ridge if they annex the neighborhood. According to the City of Sunrise, Pine Island Ridge is in the City of Sunrise's jurisdiction. Therefore, it would be illegal for any other agency to serve Pine Island Ridge for water.

Road Impacts

Broward County maintains the streets for Pine Island Ridge at a cost of \$5,000 per lane mile. Verification with FDOT indicates that figure could be as high as \$6,500. In the case of annexation, transfer of road ownership would be subject to mutual agreement. Typically, arterials will remain under County ownership, however, the cost of maintenance should be constant. Additionally, all roads in Broward County have an adopted level of service of "D". However, if Pine Island Ridge were annexed by the Town of Davie or the City of Plantation, the level of service for roadways would not change. There are no plans to improve Pine Island Ridge roads by Broward County.

Fire/EMS

Broward County is leaving fire rescue for Pine Island Ridge to the Town of Davie once the Nob Hill Road station is completed in April 1999. Operating expenses are covered by the annual special assessment of \$226.82 which includes \$30.82 for EMS. The City of Plantation has a volunteer fire department and a paid EMS department. If the City of Plantation annexes Pine Island Ridge, it could be difficult to provide adequate response times given the distance between Pine Island Ridge and Plantation. Additionally, it takes a longer amount of time to assemble volunteer firefighters. The Town of Davie will be opening a new Police / Fire / EMS station on Nob Hill Road, adjacent to the Pine Island Ridge neighborhood, in April of 1999. This station could adequately service the Pine Island Ridge neighborhood if annexed by the Town of Davie and is currently scheduled to take over the Pine Island Ridge neighborhood for Broward County.

Police

The Broward County Sheriff's Office uses a community based philosophy for a more holistic approach to policing. Therefore, level of service is measured by how well deputies can solve problems in neighborhoods, not by average response times. Pine Island Ridge is one of 810 patrol zones in Broward County. It is connected to the District Eight/Weston-West Broward office. In addition, the County contracts with six municipalities and four County agencies to provide police services. This fortifies the County's comprehensive approach to policing. Each patrol zone is staffed by 5.1 deputy sheriffs at a cost of \$70,000 per deputy sheriff for a total of \$357,000 for each patrol zone. This does not account for ancillary support services. The average response time for all calls and services in unincorporated areas is 5 minutes and 15 seconds, accounting for both emergency and non-emergency calls.

Parks

Broward County provides three acres of neighborhood and regional parks for every thousand people. The distinction between regional and neighborhood refers to countywide parks and parks serving unincorporated neighborhoods. Pine Island Ridge contains a twenty-acre regional park, the Pine Island Ridge Conservation Area, which is considered a natural conservation area. The County imposes impact fees when residential development occurs. However, the Ridge is leased to the Pine Island Ridge Country Club by the Sun First National Bank of Lake Wales, Trustee for 99 years and does not fall under county ownership.

Solid Waste

The level of service standard for Broward County is 8.9 pounds per residential unit per day. The County does not presently measure the actual level of service, therefore, this information is not available for the Pine Island Ridge neighborhood. Broward County contracts solid waste collection and disposal for the unincorporated neighborhoods to private companies. Three such companies service Pine Island Ridge at a cost of \$297 a year. Service includes garbage pick-up twice a week, once-a-week recycling, and monthly bulk pick-up in addition to a drop-off station. Both potential annexing municipalities have solid waste disposal providers which are different from Pine Island Ridge's. Therefore, should the neighborhood be annexed by the City of Plantation or the Town of Davie, the franchise serving Pine Island Ridge could maintain service for five years or until the contract expires as long as the contract has been in effect for at least six months and the quality and frequency of service is equivalent to that of the annexing municipality's.

Fire, Police, EMS Comparative Analysis

Presently, the City of Plantation's police department divides the City into patrol zones. According to Chief Sharrett, Jr., Pine Island Ridge would need to be made a patrol zone, if annexed by the City of Plantation. The number of patrol cars required to service the area would reflect the frequency and number of service calls in the area. Presently, there are sufficient officers to adequately police Pine Island Ridge. Expanding a zone typically requires 4.5 police officers for 24-hour coverage. Pine Island Ridge may require a zone and a half and, consequently, six additional officers. The investigative and support staff should be able to absorb Pine Island Ridge without immediately adding additional staff, however, should there be a need to increase staff, the Plantation Police Department would consider adding staff. The Plantation Police Department is unaware of the actual work load Pine Island Ridge might generate. In addition to investigative and support staff, all community oriented efforts and programs provided by the City of Plantation Police Department would be made available to Pine Island Ridge residents should they be annexed by the City of Plantation.

The Town of Davie employs 2.5 police officers for every 1000 population. Given the population of Pine Island Ridge, the Town of Davie would add 14 officers if the Town annexes the neighborhood. Additionally, the Town of Davie would assign a police officer, and patrol car, to the Pine Island Ridge neighborhood at all times. In April, 1999, the Town of Davie will open a fully equipped police / fire / EMS station at the corner of State Road 84 and Nob Hill Road. This 37,000-square foot facility which will sit adjacent to the Pine Island Ridge neighborhood, will significantly improve response times to three minutes and provide room for 10,000 to 20,000 square feet of expansion. The station will be equipped with five fire trucks, one aerial platform, with an average of three people on duty per fire

vehicle. In addition, the Insurance Service Organization (ISO) rating which indicates level of service quality, will remain at 5, the highest possible rating. This service station was planned, in part, because Broward County is turning over fire, EMS, and police responsibilities for Pine Island Ridge to the Town of Davie. Therefore, this service station will be provided at no cost to the Pine Island Ridge community.

According to Fire Chief Robert S. Pudney, the City of Plantation Fire and Emergency Medical Services would meet the existing citywide service levels should the City annex Pine Island Ridge. The closest fire station to the Pine Island Ridge neighborhood is located at 8200 SW 3 St. at the 300 block of Pine Island Road. It is equipped with a fire engine and one medical rescue unit. The fire department typically sends 42 firefighters, eight apparatus, three fire engines, one medical rescue, one command officer and one aerial apparatus per call with an average response time of 6.5 minutes. The average EMS response time is 4 minutes.

City Staff and Services

The following section answers specific questions asked by Pine Island Ridge residents. They were answered as a result of interviews with the City of Plantation's Finance Director and the Town of Davie's Budget and Finance Director and Programs Administrator.

1. Identify the agency responsible for lake and canal maintenance.

The City of Plantation Public Works is responsible for spraying public lakes and canals in the City. The homeowners are responsible for any additional maintenance and all private lakes and canals. The Town of Davie does not provide maintenance for canals and lakes.

2. Identify the entity responsible for environmental maintenance/preservation of Pine Island Ridge after annexation and how the environmental protection may be implemented.

The Ridge is leased to the Pine Island Ridge Country Club by Sun Trust Bank of Lake Wales, Trustee for 99 years. Therefore, it would be difficult for either municipality to impose development restrictions on the property, though the Town of Davie would seek to purchase the ridge to protect and maintain it.

3. Determine the probable level of nature of code enforcement officers and the anticipated frequency of inspections.

The Town of Davie does not see Pine Island Ridge as a code enforcement problem and would not add any more code enforcers to staff.

The City of Plantation would, however, assess the need to add more staff and is concerned there would be an insufficient response time.

4. Identify the agency responsible for roads, medians, streetlights, roadside landscaping, and irrigation systems.

The Public Works Department is responsible for public roads, medians, streetlights, roadside landscaping, and irrigation systems for both the Town of Davie and the City of Plantation. If the roads are public then public works crews would be responsible for maintaining the facilities.

5. Identify the potential annexing municipality's ability and capacity to provide neighborhood planning services and assistance in obtaining grant monies.

In both the Town of Davie and the City of Plantation, individual departments prepare and submit their own grants. The City of Plantation will be hiring a grant administrator in the future and would consider adding planning staff. The Town of Davie, however, would not hire additional planning staff.

6. Identify and describe the potential annexing municipalities programs for youth recreation after school care, day care, senior programs, and programs for the disabled populations, including transportation.

The City of Plantation provides special youth recreation programs, though there are no after school programs and few programs for the elderly and handicapped population. However, the City would consider providing additional programs at the request of Pine Island Ridge. The Town of Davie has an extensive array of youth and elderly recreation programs. This includes weekly transportation services to the grocery store for elderly residents, clinics and classes, after school programs, and summer camp.

7. Explore the issue of the potential annexing municipalities agreeing to allow Pine Island Ridge to become a private, gated community with streets returned to private (community) ownership.

The City of Plantation and the Town of Davie would permit Pine Island Ridge to become a gated community, however all streets would become private and, therefore, the responsibility of Pine Island Ridge. Pine Island Ridge would be responsible for all maintenance and improvements to roads, medians, streetlights, landscaping, sidewalks and irrigation systems.

8. Determine the entities responsible for maintaining streets and sidewalks.

In both the Town of Davie and the City of Plantation, the Public Works Departments, in conjunction with the homeowners, are responsible for maintaining public streets and sidewalks.

9. *Explore the issue of the potential annexing municipalities' imposition of beautification or other improvement projects on the Pine Island Ridge neighborhood and if the cost of such programs would be borne by the annexing municipality as a whole, or the Pine Island Ridge neighborhood.*

The City of Plantation has several beautification programs which would be available to Pine Island Ridge should it be annexed:

1. Street Beautification Program, the City pays half the costs of median improvements, and
2. Entryway Improvements, the City pays half the cost of private entryway improvements, but must be approved by the City Council, provided there is a public easement.

The Town of Davie provides beautification and other improvements on public property including median improvements however, the Town will not take over the general maintenance of Pine Island Ridge.

10. *The likelihood and status of the following projects:*

(a) *landscaping for noise abatement and beautification on the north side of SW 24th Street;*

(b) *buffering along Evergreen Place from new construction west of Evergreen Place;*

(c) *median improvements on Pine Island Road from SR 84 south to Nova Drive; and,*

(d) *landscaping improvements at all four entrances to Pine Island Ridge.*

Both the City of Plantation and the Town of Davie would examine the need for using landscaping for noise abatement and beautification on the north side of SW 24th Street. The Town of Davie would also look into buffering along Evergreen Place from new construction west of Evergreen Place, though the City of Plantation anticipates there may not be enough space for landscaping, especially if the Town of Davie is not supportive of these improvements. The Town of Davie is currently planning to make median improvements along Pine Island Road from SR 84 to Nova Drive and the City of Plantation would make the same median improvements as part of its Street Beautification Program.

Similarly, the City of Plantation would make landscape improvements to all four entrances to Pine Island Ridge as part of its Entryway Improvement Program.

The Town of Davie has provided neighborhood improvements to communities and would evaluate the possibility of providing landscape improvements to the four entrances as long as they are on public property. In all scenarios, the Pine Island Ridge community must approve all site plans.

11. *Will the Pine Island Ridge Homeowners Association have the power to approve all plans for site improvement projects?*

Neither the Town of Davie nor the City of Plantation would give Pine Island Ridge Country Club the power to approve or reject site plans and site plan improvements within the Pine Island Ridge Neighborhood. However, public input is encouraged by both municipalities and the City of Plantation allows individuals to serve on various site review boards.

Public Policy

Perhaps one of the more dramatic effects of annexation are the changes in government structure. The City of Plantation would add 6.2% registered voters to its registered voter population, but would not necessarily change its government structure unless the residents of Pine Island Ridge initiated a Charter Review Board. According to the Town of Davie's town charter, the Town must review the district boundaries and recommend district boundary changes if the Town's geographical boundaries change by ten percent or more or if a single annexation causes its population to increase by five percent or more.

All three study areas have a higher percentage of registered democrats, but Pine Island Ridge clearly had the highest. The following table shows the breakdown of registered voters in each of the three study areas:

Party Affiliation	Study Areas			
	Pine Island Ridge	Town of Davie	City of Plantation	Broward County
Democratic Party	2,329 (57.9%)	16,586 (45.1%)	23,555 (48.4%)	427,762 (52.2%)
Republican Party	1,121 (27.9%)	13,803 (37.5%)	17,165 (35.2%)	262,090 (32.0%)
Other Party	569 (14.2%)	6,380 (17.4%)	7,990 (16.4%)	129,995 (15.9%)

Source: Broward County Supervisor of Elections, 1/14/99.

**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

**Unincorporated Broward County
Annexation Study**

North Central County Study Area - Infill Areas

Executive Summary

February 27, 1999

Conducted by:

Community Redevelopment Associates, Inc.
10221 Taft Street, Suite 2
Pembroke Pines, FL 33026
Ph: (954) 431-7866 Fax: (954) 431-6882

*Project Team- Early Johnson (Project Manager), Jerry Kolo, W. Scott Stoudenmire,
Kathleen Gonot, Edward Ploski*

Introduction

Infill areas A-I are pockets of unincorporated areas included in the North Central County Unincorporated Areas Annexation Study. This study uses the annexation criteria and guidelines established by the State of Florida Legislature and the Broward County Board of County Commissioners to determine the annexation options for the residents of these areas. The study also addresses the questions and/or concerns identified by the residents of the Infill areas and other unincorporated areas in the County. The main purpose of the study is to bring information to the residents of the unincorporated areas about how their annexation into any of the different contiguous municipalities would affect them.

To the extent possible, the services that would be provided by different contiguous municipalities are compared to the services that residents currently receive in the unincorporated areas. However, residents of the study areas should not deduce from such comparisons that remaining unincorporated is an option for them. It is the policy of Broward County to ensure that all currently unincorporated areas be incorporated within existing or new municipal boundaries by the year 2010.

In terms of participation, residents of the study areas were as involved as possible in the different phases of this study. Many of the concerns addressed in this study were raised in public hearings and specifically from residents of the study areas and other unincorporated areas.

The study also discusses the fiscal impact of annexation on the residents of the study areas especially in terms of property tax, utility taxes, franchise fees, and service fees for public services (mainly police, fire and emergency medical services). The fiscal impact of annexation on the residents of these study areas varies with consumption of utilities as well as property taxes. Ad valorem taxes vary with total taxable value, which is the total assessed value of a property minus the amount of exemptions. On the other hand, the impact of utility taxes and franchise fees obviously varies with consumption of utilities.

In order to assist residents in making their annexation decision, specific information is provided in this study on those critical issues that residents will need to consider in making their decision. Information about these issues compares the three potential annexing cities available to residents of the study areas. The information is presented in both tabular and narrative forms, and the maps in the attached Appendix A complement the text with the intent to provide residents with a comprehensive picture upon which to base their decisions.

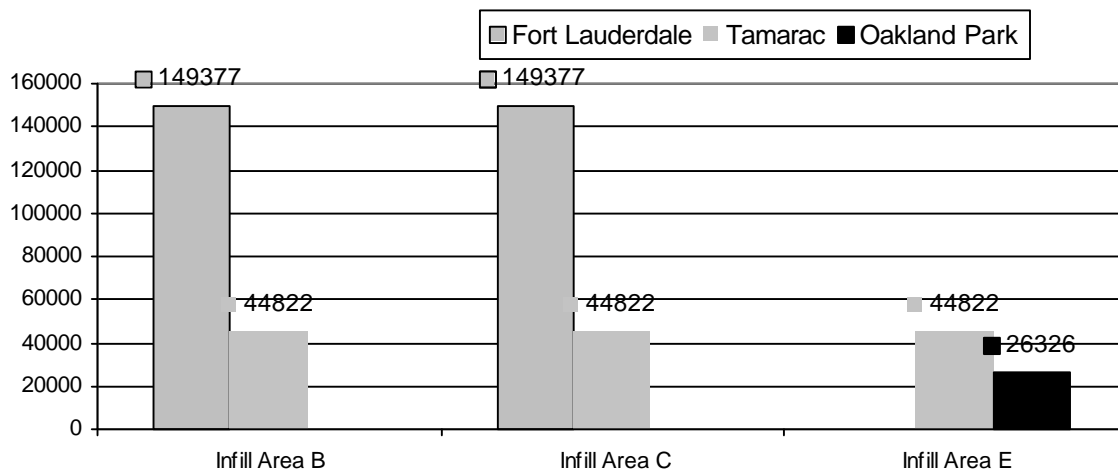
Demographic Information

Particularly important in making a decision on annexation are the similarities in demographic characteristics between the study areas and each of the Potential Annexing Cities (PACs). In 1990, there were 468 residents and 212 residential units in three of the nine infill areas - 13 residents and 6 residential units in Infill Area B, 153 residents and 56 residential units in Infill Area C, and 302 residents and 150 residential units in Area E.¹ The six other infill areas do not have any residential units and even one of these areas (Infill Area I) contains only ball fields. Figure 1 presents the populations of each of the municipalities adjacent to the three individual infill areas that contain residential units.

The City of North Lauderdale is Contiguous only with Infill Area A, which contains no residential units. The City's population in 1990 was 26,506.

Another important factor is the age distribution of the population. The "above-65" population in the PACs was 17.8%, 47.6%, 13% and 6.5% of the total populations in the cities of Fort Lauderdale, Tamarac, Oakland Park, and North Lauderdale respectively. The City of Tamarac's population is remarkably older than that of the City of Fort Lauderdale. The City of North Lauderdale's percentage of people over 65 years of age is not only the lowest of the three PACs but also at most half of the percentage in the study areas.²

Figure 1. Population of Adjacent Municipalities



¹ Data Based on 1990 U.S. Census of Population, Since Infill Area E was developed after April 1990, the data presented above for that area are projections and estimates by the Comprehensive and Neighborhood Planning Division, Department of Strategic Planning and Growth Management, Broward County.

² Data Based on 1990 U.S. Census of Population and Housing.

Discussions and Comparisons of Land Use Categories & Zoning Districts

One of the main concerns of residents and policymakers is the compatibility of the land use and zoning categories between the annexation study areas on one hand, and the Potential Annexing Cities (PACs) on the other. While this is a very important issue, the zoning and land use incompatibility by itself should not preclude PACs from annexing an unincorporated area. As detailed below, there are many options to allow municipalities to accommodate an unincorporated area in case the two codes are not compatible.

There are at least three options available to PACs in order to accommodate the study areas in situations where the codes conflict between the annexing city and the annexed area:

1. PACs have the option of administering current Broward County zoning for the study areas. In certain situation, a municipality may choose this option as an interim measure, waiting to amend their own code at a later date.
2. PACs may amend existing zoning district or, where appropriate, create a new district to accommodate existing development within the study areas. This option will eliminate all non-conforming issues under the City's Zoning Code.
3. PACs may also apply the municipality's zoning district that most closely resembles the County's zoning district. This option will include formally acknowledging any existing non-conforming uses at the time of annexation. In case of non-conforming uses, a number of alternative options are available to residents. One option is for residents to negotiate, at the time of annexation, for a legally acceptable solution with the annexing municipality. A second option would be for the municipality to adopt new zoning standards that would accommodate the properties that would be non-conforming otherwise. In either case, a non-conforming use might pose a problem to residents only in cases where the annexing municipality chooses to be inflexible in accommodating the non-conforming uses. It is important for residents to note that this inflexibility might pose a problem to residents only in case they need to rebuild or redevelop their property. However, it is customary for municipalities to make rules regarding the re-developing of such properties when they are declared non-conforming or at the time of annexation.

There are two main points that need to be kept in mind when reading the following comparisons of different land use categories and zoning codes. First, inconsistencies would be a problem only if the annexed areas already have structures that would become non-conforming in case of annexation into a municipality. Second, there are multiple options that are listed above on how PACs would deal with these incompatibility issues if they arise.

For each infill area, there could be one or two PAC. This primarily has to do with legislative restrictions on the annexation of areas only by contiguous municipalities. The following Table 1 shows what infill areas could be annexed by which municipality.

Table 1. Contiguity between the Each Infill Area and the different PACs

PAC / Infill Area	Fort Lauderdale	Tamarac	North Lauderdale	Oakland Park
A	4		4	
B	4	4		
C	4	4		
D				4
E		4		4
F	4	4		
G				4
H				4
I				4

A comparison of land use categories and zoning districts for the infill areas and the different PACs shows that land use varies from one infill area to another. Therefore, the Land use and zoning analysis will be separate for each of the infill areas.

Area A:

Area A is located along the east side of the Florida Turnpike, immediately south of Cypress Creek Road. This area is designated for limited agricultural purposes. The existing Broward County Land Use classifications included within the Infill Area A is “Utilities (U). This category provides land area to ensure the availability of land necessary to provide adequate level of utility service. The Broward County Zoning Code included within this Infill Area is “A-1” or Limited Agricultural. According to Table 1 and location maps in Appendix A, North Lauderdale and Fort Lauderdale are the only two areas that are contiguous with Infill Area A.

Land Use classifications, as defined within Future Land Use Plans for the City of North Lauderdale and the City of Fort Lauderdale, are appropriate for the Infill Area A, and if applied, will not create a non-conforming land use situation in either municipality. Therefore, no modifications and/or additions to the Future Land Use Plan are necessary to accommodate Infill Area A.

In terms of zoning inconsistencies, the annexation of Area A into North Lauderdale is not expected to yield in any major regulatory inconsistencies. Permitted uses and dimensional requirements are consistent with those of the County’s zoning district. One potential inconsistency between Fort Lauderdale’s Utility District and that of the County relates to height.

The County's Zoning District includes a maximum height of 500 feet, while the City's U District has a maximum structure height of 60 feet. However, existing development in this area would be consistent with the City of Fort Lauderdale's U district. The administrative remedies already outlined above may also be engaged to deal with these inconsistencies that may arise.

Areas B and C

Area B is bounded on the north by W. Prospect Road and W. Perimeter Road, on the east by NW 26th Avenue, on the south by a multi-family development in the City of Fort Lauderdale, and on the West by 31st Avenue. The area consists of a small residential development, an industrial Park, a church, a lake and an open space. Area C includes a small residential development along NW 53rd Street.

There are two adjacent municipalities to Infill Areas B and C: Fort Lauderdale and Tamarac. Land use classification, as defined within Future Land Use Plans for these two municipalities are appropriate for the Infill Areas B and C, and if applied, will not create a non-conforming land use situation in the municipality. Therefore, no modifications and/or additions to the Future land Use Plan are necessary to accommodate the annexation of these two areas.

The Broward County Land Use classifications included within the Infill Areas B and C are Residential (16 DU/AC (M) which permits up to 16 dwelling units per gross acre), Office Park (O which provides land area for planned office complexes and corporate headquarters), Industrial (I which provides land area for industrial uses), and Community Facilities (CF which provides a full range of regional and community uses for education, governmental, religious, and other community activities).

As for current zoning districts in the two Infill Areas, there are 6 different zoning districts:

1. Low Density Multiple R-3 District - this District is intended to provide a variety of residences and complimentary uses which conform to the density requirements of the Broward County Land Use Plan.
2. Residential Multiple Family RM-16 District - this district is intended to encourage the location of planned office complexes and corporate headquarters.
3. I-1 Institutional-Educational District - this district is intended to apply to areas to be used for school and educational institutions and other related activities by establishing and providing the proper environment for educational facilities through the grouping of educational. Cultural and technological measures. In addition, this district is intended to be used for the location of religious institutions.
4. M-1 Light Industrial District - this District is intended primarily for the manufacture of small articles and non-objectionable products not involving the use of any materials, processes or machinery likely to cause undesirable effects upon nearby or adjacent residential or business property.
5. Open Space S-2 District - this district is intended to preserve areas designated or used for active or [passive recreation and to preserve open space.

While the City of Fort Lauderdale's RS-8 category is similar to Broward County's R-1C category in specifying a 35-foot minimum height requirement, the County's code allows buildings to have towers or any form of other standing objects that could extend for up to 50 feet. The same problem exists in the City's RD-15 which compares with the County's R-2 and R-2U zone. Our analysis revealed no potential problems in Infill Areas B and C that could arise from this minor incompatibility. Another incompatibility issue is between the City's and the County's Community Facility category. The City's code has more height restrictions (60 feet maximum) than the County's (100 feet maximum). Again, this seems to pose no problem to the already existing properties. The administrative remedies already outlined above may also be engaged to deal with these inconsistencies that may arise.

Area D

Area D is located south of NW 44th street, consisting of a small recreational area. The current Broward County Land Use Category included within this Infill Area D is Community Facilities (CF). This category provides a full range of regional and community uses such as education, medical, governmental, religious, civic, cultural, judicial and correctional facilities. This area is zoned as A-1 Limited Agricultural District. The only municipality that is adjacent to this area is Oakland Park.

The City of Oakland Park closely resembles, except for a few minor inconsistencies, the County's zoning and land use categories. In this case, there are no likely inconsistencies that would arise.

Area E

Area E is bounded on the north by NW 46th Street, on the east by NW 31st Avenue, on the south by NW 44th Street, and on the west by multi-family development in the City of Oakland Park. The area consists of multi-family development and commercial property along NW 31st Avenue. The Broward County land Use classifications included within the Infill Area E are Residential (5 DU/AC (L-5) which permits up to five (5) dwelling units per gross acre), and Commercial ((C) which provides land area for planned office complexes and corporate headquarters.

The Broward County Zoning districts included within the Infill Area E are: RM-5, which is intended to provide a variety of residences and complimentary uses which conform to the density requirements of the Land use Plan, and general business (B-2 District), which is intended primarily to meet the shopping and limited service needs of several neighborhoods or a substantial territory.

The two adjacent municipalities to Infill Area E are Tamarac and Oakland Park.

Tamarac's Land Use and Zoning categories seem compatible with the County's with a few exceptions. The City's R1C zone requires a maximum height of 35 feet while that of the County requires a maximum height of 30 feet only. In the Business category B3, the County requires no minimum plot size and plot measure restrictions while Tamarac's B3 category requires a minimum plot size of 1 acre and a lot width of 200 feet and depth of 200 feet. The County's R-2 Zoning District restricts building height to a maximum of 35 feet and requires a minimum lot area of 6,000 square feet. The City's R-2 district restricts building height to a maximum of 30 feet and requires a minimum lot area of 10,000 square feet. The County's R-2U Zoning District requires a minimum lot area of 6,000 square feet, while the City's RD-7 district requires a minimum lot area of 10,000 square feet. The County's A-3 Zoning District includes a maximum structure height of 500 feet, while the City's SU District has a maximum structure height of 130 feet, which only applies to communication towers. The County's S-2 Zoning District has no required minimum plot size, while the City's S-1 district requires a minimum lot width of 100 feet and a 10,000 square foot plot area.

The City of Oakland Park closely resembles, except for a few minor inconsistencies, the County's zoning and land use categories. The County's R-1C Zoning District includes a broader list of permitted uses. However, the existing uses in this area of Infill Areas A-I would be consistent with the City's R1 District permitted uses. Further, the County's R-1C Zoning District restricts building height to a maximum of 35 feet and requires a minimum lot area of 6,000 square feet. The City's R1 district allows building height to a maximum of 35 feet also and requires a minimum lot area of 6,000 square feet. The County's R-2 Zoning Districts restrict building height to a maximum of 35 feet and requires a minimum lot area of 6,000 square feet. The City's R2 district restricts building height to a maximum of 26 feet and requires a minimum lot area of 6,000 square feet for a one-family dwelling and 8,000 sq. ft. For a two-family dwelling. Height requirements are likely to be an issue only for those existing units that are higher than the maximum of 26 feet. The County's S-2 and the City's OS Zoning Districts have no required minimum plot size.

Area F

Area F is located at the northwest intersection of Commercial Boulevard and NW 31st Avenue consisting of a small commercial development. The existing Land Use classification within the Infill Area F is Commercial (C). This category provides Land use for business, office, retail, service and other commercial enterprises which support the residents and tourist populations of Broward County. The Broward County Zoning district is General Business (B-2 District) which is intended primarily to meet the shopping and limited service needs of several neighborhoods or a substantial territory. Fort Lauderdale and Tamarac are the two municipalities adjacent to Area F.

For Fort Lauderdale, the current land use classifications, as defined in the City's Future Land Use Plan, are appropriate for this Infill Area F and if applied, will not create a non conforming land use situation. Therefore, no modifications and/or additions to the Future Land Use Plan are necessary to accommodate this Infill Area. Tamarac's Land Use and Zoning categories seem compatible with the County's

Areas G, H, and I

Areas G and H consist of small pockets of commercial property along the south sides of Commercial Boulevard. Area I consists of recreational uses. Area I is bounded on the north by Headway Office Parklands in the City of Lauderdale Lakes, on the east by multi-family development in the City of Oakland Park, on the south by NW 44th Street, and on the west by a commercial development in the City of Lauderdale Lakes. The adjacent city is Oakland Park.

The Broward County Land Use classifications included within the Infill Areas G, H and I are Residential (5 DU/AC (L-5) which permits up to 5 dwelling units per gross acre, and Commercial ((C) which provides land area for business, office, retail, service and other commercial enterprises which support the resident and tourist populations of Broward County.

The Broward County Zoning Code districts included within the Infill Areas G, H and I are Commercial (C-1) District and General Business (B-1) district. The C-1 District is intended for certain repair and other services, wholesale, storage, and warehouse uses, and sales of large or heavy machinery and equipment. It serves large sections of the county rather than nearby residential areas and does not cater to pedestrian trade. The B-3 district is intended to apply to arterial streets and traffic ways where business establishment primarily not of a neighborhood or community service type may properly locate to serve large sections of the City's metropolitan area.

The City of Oakland Park closely resembles, except for a few minor inconsistencies, the County's zoning and land use categories. The County's R-1C Zoning District includes a broader list of permitted uses. However, the existing uses in this area of Infill Areas A-I would be consistent with the City's R1 District permitted uses. Further, the County's R-1C Zoning District restricts building height to a maximum of 35 feet and requires a minimum lot area of 6,000 square feet. The City's R1 district allows building height to a maximum of 35 feet also and requires a minimum lot area of 6,000 square feet. The County's R-2 Zoning Districts restrict building height to a maximum of 35 feet and requires a minimum lot area of 6,000 square feet. The City's R2 district restricts building height to a maximum of 26 feet and requires a minimum lot area of 6,000 square feet for a one-family dwelling and 8,000 sq. ft. For a two-family dwelling. Height requirements are likely to be an issue only for those existing units that are higher than the maximum of 26 feet. The County's S-2 and the City's OS Zoning Districts have no required minimum plot size.

Fiscal Impact

The fiscal impact of annexation is another major concern that residents should consider when looking at different PACs. Overall, the fiscal impact of annexation for the residents of the study areas varies with consumption of utilities as well as property taxes. Assessment fees generally do not vary by property value or income. Ad valorem taxes vary with property value. The impact of utility taxes and franchise fees varies with consumption of utilities. Therefore, the overall fiscal impact needs to be determined by each individual depending on their own living standards and consumption patterns.

The fiscal impact information shows cost-differentials for the various PACs. The rate for ad valorem taxes may be higher in one jurisdiction than in the others. However, that same jurisdiction with the high ad valorem taxes may have lower non-ad valorem taxes than the other PACs. The total fiscal impact, therefore, may be determined only by a careful examination of all taxes and fees. The different municipalities assess different ad valorem and non-ad valorem taxes. In looking at the amount of taxes, residents need to carefully consider the amount of services provided by each municipality. The direct comparison of total costs of taxes and fees is the only way to make a truly relevant evaluation of the options.

Fort Lauderdale is the only PAC that has a higher annual garbage fee (\$340.8) than what the residents of the study areas are currently paying (\$297). Conversely, the City of Fort Lauderdale's annual EMS assessment is considerably lower (\$30.38) than the \$237.38 Fire and EMS Fee currently paid by the residents of the study areas. Fort Lauderdale's EMS fee does not include fire fees. The fire services are funded through ad valorem or other revenues. The cities of North Lauderdale and Tamarac assess \$170.34 and \$79.55 respectively. The City of Oakland Park charges no such fee.

Generally, based on taxable value of \$25,000 increments up to \$200,000, residents of the study areas now pay considerably less property taxes (\$53 - \$427) than they would in other municipalities/PACs. The fiscal impact of annexation in this regard would be higher in the City of Tamarac (\$137 - \$1,097) and the City of Fort Lauderdale (\$142 - \$1,135), than it would be in the City of North Lauderdale (\$112 - \$896) and the City of Oakland Park (\$124 - \$994). The range of \$53 to \$427 for unincorporated Broward is at least half of the ad valorem taxes they would pay in any of the PACs.

There was no concrete data to enable a valid comparison of the non-ad valorem tax impact on commercial and industrial property in case of annexation by any of the PACs. Such fees tend to depend on formulas that vary from one commercial property to another depending on size, function and amount of waste produced. The ad valorem taxes paid by commercial properties are much easier to identify than impact and assessment fees. The average taxable value of commercial property in the North Central County Unincorporated Area is \$707,428, while the

industrial is \$953,510. The taxes due for commercial properties with such a taxable value (\$707,428) vary from \$3,314 in the City of North Lauderdale to \$4,013 in the City of Fort Lauderdale. The taxes due are \$3,881 for the City of Tamarac and \$3,517 for the City of Oakland Park. Commercial taxpayers in the unincorporated areas pay a total of \$1,516 for the same taxable property. The industrial ad valorem taxes on the average property value quoted above would increase from \$2,043 (on average) to \$5,230 in the City of Tamarac, \$4,469 in the City of North Lauderdale, \$4,740 in the City of Oakland Park, and \$5,410 in the City of Fort Lauderdale. Not all the study areas have commercial and industrial properties. Therefore, those areas with no such properties should treat impact on industrial and commercial properties as a non-issue.

Exhibit 2.2.1 outlines the different ad valorem and non-ad valorem taxes that are assessed in each of the PACs. The current millage rates paid by the residents of study areas (2.134 per \$1000 taxable value) are at least half of those that would be assessed by any of the PACs (4.482, 5.4855, 4.9715, or 5.6733 per \$1000 taxable value in the cities of North Lauderdale, Tamarac, Oakland Park and Fort Lauderdale respectively). On the other hand, the annual Fire/EMS fee that the residents of the study areas (\$237.38) currently pay is the highest among the different PACs (\$0.00, \$30.38 (EMS only), \$79.55, or \$170.34 depending on the PAC). The Garbage fee is comparable, with the exception of that for the City of Tamarac, between the County and the other PACs. Exhibit 2.2.1 outlines the above fees.

Exhibit 2.2.1. Fiscal Impact	Broward County	Fort Lauderdal e	Tamarac	North Lauderdale	Oakland Park
Property Tax (Annual) (Total Taxable Value equals Total Assessed Minus Amount of Exemption)					
\$ 25,000	\$ 53.35	\$ 141.83	\$ 137.14	\$ 112.05	\$124.29
\$ 50,000	\$ 106.70	\$ 283.67	\$ 274.28	\$ 224.10	\$248.58
\$ 75,000	\$160.05	\$ 425.50	\$ 411.41	\$ 336.15	\$372.86
\$100,000	\$213.40	\$ 567.33	\$ 548.55	\$ 448.20	\$497.15
\$125,000	\$266.75	\$709.15	\$ 685.7	\$ 560.25	\$ 621.45
\$150,000	\$320.10	\$850.98	\$ 822.84	\$ 672.3	\$ 745.74
\$175,000	\$373.45	\$992.81	\$ 959.98	\$ 784.35	\$ 870.03
\$200,000	\$426.80	\$1134.64	\$1,097.12	\$ 896.4	\$ 994.32
Current Millage	0.002134	0.0056733	0.0054855	0.004482	0.0049715
Garbage (Annual)	\$297	\$ 340.80	\$175.20	\$ 240.48	\$ 266.40
Total Utility Taxes (percentages)					
a. Electric	10%	10%	0%	10%	10%
b. Telephone	7 %	7%	0%	10%	7%
c. Water	0%	10%	0%	10%	5%
e. Fuel Oil	0%	\$0.04/Gal	0%	0%	10%
f. Natural Gas	0%	10%	0%	10%	10%
Total Franchise Fees (percentages)					
a. Electric	5.5%	6%	6%	6%	6%
b. Telephone	0%	1%	1%	1%	1%
c. Cable TV	5%	5%	3%	5%	5%
d. Garbage/Recycling	0%	0%	varies	15%	0%
e. Natural Gas	0%	6%	0%	0%	0%
Annual Fire/EMS Assessment	\$237.38	\$ 30.38 (EMS only)	\$ 79.55	\$ 170.34	\$ 0.00

The requirement of providing sample utility bills for three representative housing types was difficult, perhaps unrealistic to gauge. The practical reason for this is that per capita consumption or use of utilities, and the size of a housing development determine the bills that individual persons and developments pay. The only figures available were the ones used by Broward County to do its own comparisons of taxes and fees across its different municipalities. These example figures are \$120, \$20, \$27, and \$30 for electricity, water, cable, and telephone respectively. The same figures were cited for both single and multi-family housing types.

In order to enable residents to calculate the total taxes and fees that they would be paying in case of annexation into any of the PACs, this study provides a working sheet in Table 2. Residents of the study areas may use this Table to make comparisons based on their own utilities' consumption patterns. Table 2 below provides a working sheet for residents to determine the total fiscal impact for them.

Table 2: Working Sheet for Calculating Total Fiscal Impact (All Figures are Annual)

	Unincorporated Broward	Fort Lauderdale	Tamarac	North Lauderdale	Oakland Park
Taxable Value	A x 0.002134	A x 0.0056733	A x	A x 0.004482	A x 0.0049715
Garbage Fee	\$297	\$340.80	\$175.20	\$240.48	\$ 266.40
Utility Taxes					
Electric	B x 0.1	B x 0.1		B x 0.1	B x 0.1
Telephone	B x 0.07	B x 0.07		B x 0.1	B x 0.07
Water		B x 0.1		B x 0.1	B x 0.05
Fuel Oil		# gallons X 0.04			B x 0.1
Natural Gas		B x 0.1		B x 0.1	B x 0.1
Total Utility Taxes					
Franchise Fees					
Electric	B x 0.05	B x 0.06	B x 0.06	B x 0.06	B x 0.06
Telephone		B x 0.01	B x 0.01	B x 0.01	B x 0.01
Cable T.V.	B x 0.05	B x 0.05	B x 0.03	B x 0.05	B x 0.05
Garbage/Recycling				\$240.48 0.15	
Natural Gas		B x 0.06			
Total Franchise Fees					
Fire / E M S Assessment	\$237.38	\$30.38	\$79.55	\$170.34	\$0.00
Total Annual Taxes					

A = Total Taxable Value = Total Assessed Value - Homestead Exemption

B = Annual Utility Cost = (Average Monthly Utility Bill Before All Taxes) multiplied by 12

The example is for a home with a Total Assessed Value of \$125,000 and a homestead exemption of \$25,000. This means that the Total Taxable Value is \$100,000. Utility taxes and franchise fees are estimated based on a monthly \$120 electric bill, \$20 water bill, \$30 telephone bill, and \$27 cable bill. These are the estimates used by the County in its Generalized residential Fees for the Municipalities and Unincorporated Area of Broward County, FY 1999. These figures do not represent averages but are rather mere examples used to make the comparisons more meaningful. Note that all figures used in this example are for illustration purposes only.

For the homeowner with a total assessed property value of \$125,000 and a utility consumption pattern consistent with the above example, the total taxes could rise from the current \$1,012.38 in unincorporated Broward to \$1,050.95 in the City of Oakland Park, \$1,205.29 in the City of North Lauderdale and \$1,237.97 in the City of Fort Lauderdale. Conversely, the total taxes may drop to \$903.03 in the City of Tamarac.

Exhibit 2.2.2 highlights the differences in the Total Fiscal Impact on residents of the study areas in case of annexation by any of the three different PACs. This exhibit also shows the potential impact for homeowners with different property values. Since no sample utility bills for consumption of homeowners in different categories/brackets were available, we will continue to use the utility bills example cited by the County.

Exhibit 2.2.2.

Costs to property owners assessed or charged by the County and the potential annexing municipalities:

	Broward County	Fort Lauderdale	Tamarac	North Lauderdale	Oakland Park
Total non-property taxes (Residential) as estimated by the County's Generalized Residential Fees for the Municipalities and Unincorporated Areas of Broward County - FY 1999	\$798.98	\$670.58	\$354.47	\$757.09	\$553.80
Total Fiscal Impact for Residential Home Owners (Annual). Below are different Scenarios for home with different Taxable Values (Total Assessed Value - Exemptions):					
\$ 25,000	\$ 852.33	\$ 812.41	\$ 491.61	\$ 869.14	\$ 678
\$ 50,000	\$ 905.68	\$ 954.25	\$ 628.75	\$ 981.19	\$ 802
\$ 75,000	\$ 959.03	\$ 1,096.08	\$ 765.88	\$ 1,093.24	\$ 927
\$ 100,000	\$ 1,012.38	\$ 1,237.91	\$ 903.02	\$ 1,205.29	\$ 1,051
\$ 125,000	\$ 1,065.73	\$ 1,379.73	\$ 1,040.17	\$ 1,317.34	\$ 1,175
\$ 150,000	\$ 1,119.08	\$ 1,521.58	\$ 1,177.31	\$ 1,429.39	\$ 1,300
\$ 175,000	\$ 1,172.43	\$ 1,663.39	\$ 1,314.45	\$ 1,541.44	\$ 1,424
\$ 200,000	\$ 1,225.78	\$ 1,805.22	\$ 1,451.59	\$ 1,653.49	\$ 1,548
Taxes Due for commercial property by Municipality (average taxable value = \$707,428)	\$1,516	\$4,013	\$3,881	\$3,314	\$3,517
Taxes Due for industrial property by Municipality (average taxable value = \$953,510)	\$2,043	\$5,410	\$5,230	\$4,469	\$4,740

The existing municipal debts and long term liabilities in the PACs are \$234.7 million for the City of Fort Lauderdale, \$26.9 million for the City of Tamarac, and \$3.6 million for the City of North Lauderdale. Each of these figures should be examined or weighed in light of each municipality's population, budget/revenues and other criteria, such as credit rating, quality of infrastructure, etc.. In relative and more real terms, based on the City of Fort Lauderdale Comprehensive Annual Financial Report (September 30, 1997), the City's debt amounts to \$1,530 per capita. Recent comments from the City of Fort Lauderdale suggests that this debt has been reduced by \$71 per capita as a result of paying-off some of the said debts. This figure includes general long-term debt, enterprise funds, internal service funds, and trust and agency funds.³ Using the same criteria used to determine the City of Fort Lauderdale's per

³City of Fort Lauderdale's Finance Director suggested that the figure will be substantially lower (\$640) if we were to include only the long terms debts that would be payable from the general fund.

capita debt, the City of North Lauderdale's debts amount to \$132 per capita and those of Oakland Park amount to \$172 per capita. The City of Tamarac's debt amounts to \$553 per capita. Another important point to consider when looking at the above numbers is that cities often borrow money to fund economic growth projects. For instance, while the redevelopment of a downtown may cause the municipal government to borrow money, through bonds and otherwise, the economic payoffs of a vibrant downtown area could stimulate employment and investment in that municipality, and in the long run, residents may be better off.

The City of Fort Lauderdale reported several hundred pending lawsuits and other potential liabilities. They are included in Appendix E. Many of these suits get either dismissed or settled out of courts for amounts much lower than what would be initially proposed. The cities of North Lauderdale and Tamarac provided no information on pending lawsuits. The City of Oakland Park Finance Director indicated that there are no significant lawsuits that are pending against the City.

Analysis of Adopted and Proposed Capital Improvement Programs

Neither the City of Fort Lauderdale nor any of the other PACs has any capital improvements scheduled in the five-year capital improvement plans for the study areas. This is expected since the PACs are not certain that they will annex the study areas. It is likely that the PACs will incorporate some projects in their capital improvement plans after the annexation. The general expectation among the PACs is that any improvement proposed for the study areas would be funded either exclusively by the County, or jointly with the annexing municipality through some special funding arrangement.

Due to the cost and time dimensions of providing capital improvements, PACs were non-committal to any special treatment for the study areas in the event of annexation. However, each PAC seems committed to a fair and equitable treatment of these areas in meeting their infrastructure needs and treating it in the same manner as any other neighborhood within that PAC. None of the PACs' staff suggested that they would be proposing any special assessments on a city-wide basis or for residents of the study areas, in the event of annexation.

According to various conversations with different PAC staff, in the event of annexation, each of the PACs will ensure a fair balance of capital improvements between the study areas and all the other neighborhoods in the annexing municipality.

Enclosed in Appendix D is the memorandum that outlines these issues. Given that we had no input from the other 2 PACs on this matter, we will continue to use our original criteria in determining the per capita debt.

Levels of Service Analysis

A meaningful comparative analysis of the levels of service (LOS) for the PACs requires the cooperation of the three PACs. For that reason, a letter requesting LOS information was sent to the three municipalities on August 14, 1998. Unfortunately, the PACs either did not provide the adequate information to conduct the analysis or simply did not respond to our requests for information. From the LOS data provided by the PACs, it is evident that the scope and level of each service is directly related to the population of the municipality, the revenues/budget of the municipality, the size or volume of demand for services, the age of the area (neighborhood) where service is provided, and a host of other criteria in the municipal budgetary process. The LOS for each PAC will apply to the annexation areas in the event of annexation. It must also be noted that some capital facilities, such as roads and parks are provided as a matter of requirement under the State of Florida's 1985 Growth Management Act.

For Fire/EMS service, the City of North Lauderdale has a fire station on Hampton Avenue about 0.75 miles away from most of the infill areas. The closest Fort Lauderdale fire station is 1.5 miles away from the study areas. The current response time according to City estimates is approximately 3 minutes. The City of Tamarac has a fire station that is located about 1 mile away from areas. There is a planned expansion of this station to add one additional unit. There are 62 full time certified fire fighters of whom 25 are paramedics and 33 are Emergency Medical Technicians. The new rescue unit is likely to add 12 new firefighter paramedics. The Fire Rescue Department responds to over 8,000 requests for assistance from the community each year. Currently, the study areas are serviced by the Broward County Fire Station #34 located at Bailey Rd. and Hwy 441.

The Emergency Medical Services Bureau in the City of Fort Lauderdale coordinates the training and certification of the 31 first responders, 115 emergency medical technicians and 146 paramedics. The City intends to hire 60 additional paramedics by October, 1999. The bureau also develops medical protocols in conjunction with the most current techniques and information available; makes purchasing recommendations with regards to consumable medical supplies and equipment; and monitors the day-to-day delivery of emergency medical care to the residents of the City.

Currently, the study areas are serviced as part of the Tamarac District patrol zone by the Broward Sheriff's Office. The Fort Lauderdale Police Department is an organization of 471 sworn and 262 civilian personnel, with an annual operating budget of \$45,627,164. The Department responds to 200,000 calls for service every year. The City of Fort Lauderdale would provide police services to the study areas from its police sub-station at the executive airport, on the north side of Commercial Boulevard halfway between Powerline and NW 31st Avenue. The City of Tamarac's police services are currently provided by the Broward County Sheriff's Office - Tamarac District. The main station is located at City Hall in the City of Tamarac and is

approximately 4 miles away. The District currently has 103 employees and it already services the study areas. If the City of Tamarac annexes the study areas, it is most likely that the current level of police services in the study areas will be maintained. The City of North Lauderdale has two police stations. The closest station to the study areas would be the one located on SW 71st Avenue (Rock Island Rd).

In terms of parks, each of the three municipalities have existing parks that are within the vicinity of the study areas. Some of these parks are already open for use by the use of all county residents and visitors. Aside from a few activities open only to the residents of a particular municipality, most parks are open for use by all residents of the County. The cities of Fort Lauderdale and North Lauderdale have an adopted level of service standard of 3 acres of parks per each 1000 residents. The City of Fort Lauderdale's existing supply of parks, 4.5 acres per 1000 residents, exceeds that level of service standard. The City of Tamarac has adopted a level of service standard that is consistent with 2 acres per 1000 residents. The City currently has four parks that total in excess of 104 acres.

In terms of drainage and storm water, all three municipalities have levels of service that at least meet the minimum levels of service standards for drainage as set by the South Florida Water Management District. These minimum standards include a 25-year frequency and 72-hour duration for allowable discharge, 10-year frequency storm and 24-hour duration for the minimum road crown elevation, and 100-year frequency storm and 24-hour duration for minimum finished floor elevation.

The three PACs have comparable LOS standards for the maintenance of roads. The City of Fort Lauderdale has an adopted level of service of "C" for residential collectors and a "D" or 110% maintain for arterials, major collectors, or local collectors. The cities of North Lauderdale and Tamarac have adopted LOS standards of "D" for all expressways, major arterials, minor arterials, collectors, or local roads.

Garbage is collected twice a week and recycling is collected once a week in Broward County and the three PACs. It should be noted that all unincorporated areas are afforded use of Trash Transfer Stations, as are residents of the City of Fort Lauderdale (County and City operate their own facilities). The cities of Tamarac and North Lauderdale do not provide that service.

While compiling this study, County officials indicated that a major concern is the continuing of delivery of solid waste generated by the study areas to the County Resource Recovery System. Of the three study options available to residents, annexation into Fort Lauderdale or North Lauderdale are of no concern because both the City of Fort Lauderdale and the City of North Lauderdale are presently parties to the Inter Local Agreement among cities within the County Resource Recovery System. All waste generated within areas annexed by either Fort Lauderdale or North Lauderdale would automatically continue to be captured by the Resource Recovery System.

Public Policy Analysis

The PACs share a common characteristic, that is, a commission-manager (or council-manager) system of government, of all the public policy issues identified for comparison. In the event of annexation, the number of registered voters in the study Areas will be added to the annexing City of Fort Lauderdale's 83,405 registered voters, the City of Tamarac's 36,573 registered voters, the City of Oakland Park's 14,280 registered voters, and the City of North Lauderdale's 12,627 registered voters. There are currently no redistricting plans in any of the PACs. In the event of annexation, however, the annexing city will have to commission the study necessary to incorporate the study areas into the municipal voting districts.

Several public policy issues were addressed in this study. First, the County is governed by a board of seven commissioners, who represent single districts but are elected countywide on a four-year staggered term. The City of Fort Lauderdale is governed by a board of four commissioners who are elected by district and one mayor who is elected citywide every three years. The City of Tamarac is governed by five commissioners who are all elected by district on a 3-year staggered term. The City of North Lauderdale elects its council members on a three-year staggered term. . The City of Oakland Park has 5 commissioners who are elected for 4-year terms. Exhibit 2.6 outlines the different advisory boards that are involved in the policy making process in each of the PACs.

Exhibit 2.6. Advisory Boards

	Broward County	Fort Lauderdale	Tamarac	North Lauderdale	Oakland Park
Administration and Government	Municipal Services	Budget Charter Revision Citizen Review Community Services Insurance	Budget Public Hearings 18 volunteer boards and committees including a charter revision board	Public Hearings	Budget Public Hearings Annual Town Meetings
Building and Development	Board of Adjustment Broward Beautiful Code Enforcement (Building Permits) Code Enforcement (Land Use) Minimum Housing Code Rules and Appeals Zoning	Board of Adjustment Code Enforcement Community Appearance Planning & Zoning Unsafe Structures & Housing Appeals	Code Enforcement Community Development (planning and zoning functions) and Building Development (building permits and code enforcement functions)	Community Improvement Code Enforcement Planning & Zoning	Department of Community Development determines land use and zoning issue. Building Department issues building permits
Economic Development	Community Development Economic Development	Economic Development Beach Redevelopment Downtown Development NW Progresso-Flaggler Heights CRA	Community Development	Economic Development	Community Development
Housing	Housing Authority	Housing Authority	Housing Authority	Housing Authority	Housing Authority
Recreation and Culture	Cultural Affairs Library Parks & Recreation	Citizen Board of Recognition Historic Preservation Parks, Recreation, & Beaches Performing Arts	Parks and Recreation Department and Parks and Recreation Board	Recreation and Arts	Beautification Advisory Board Parks and Recreation Municipal Library
Facilities Management		Aviation Cemeteries	Public Works		Public Works
Employee Affairs	Personnel	Civil Service General Employees' Retirement Police and Firefighters' Retirement	Personnel	Civic Service	Human Resource Department
Other Boards	Emergency Medical Services Regional EMS Council Marine	Education Marine	18 voluntary boards	Youth Affairs	Annual Town Meetings Beautification Board

Exhibit 2.6. Advisory Boards

	Broward County	Fort Lauderdale	Tamarac	North Lauderdale	Oakland Park
Form of Government	Strong Administrator	Commission/Manager	Commission/City Manager	Council/City Manager	Commission/City Manager
Legislative Power	Board of County Commissioners	City commission	City Commission	City Council	City Commission
Composition	7 single member districts elected countywide	Mayor elected at-large 4 commissioners elected from districts	5 commissioners	5 commissioners	5 commissioners
Terms of Office	4 years (staggered terms)	3 years	3 year terms (staggered)	3 years (staggered)	4 years
Commission Meetings	Weekly; Tuesdays at 10 AM	2 meetings each month; 1st Tuesdays at 8 AM & 11 AM; and 3rd Tuesdays at 8 AM & 6 PM	2nd Wednesday of month at 7 PM and 4th Wednesday at 9 AM	2nd & last Tuesdays at 7:30 PM	1st and 3rd Wednesdays of each month
Location	Governmental Center 115 South Andrews Ave. Fort Lauderdale, FL 33301	City Hall 100 N Andrews Avenue Fort Lauderdale, FL 33441	City hall 7525 NW 88th Avenue Tamarac 33321	North Lauderdale Municipal Complex 701 SW 71 Avenue North Lauderdale, FL 33068	City Hall 3650 N. E. 12th Avenue

Special Concerns Analysis for Study Areas

Residents of the study areas raised several issues of concern. Residents wanted to get information on the agency that would be responsible for the maintenance of lakes and waterways (canals) in the unincorporated. Each of the PACs would have an agency handling the maintenance of the waterways and canals in the study areas.

Another concern of residents is the number of code enforcement officers in each PAC. Each PAC has a full-time code enforcement division, which monitors and enforces code compliance across the municipality. Each PAC is divided into code enforcement or inspection zones and, in the event of annexation, The study areas will either be added to an adjacent inspection zone, or be added as a new separate zone. In each PAC, code enforcement is conducted in response to reports of violations, or through "sudden sweeps" to address specific urgent problems. The City of Fort Lauderdale will add the study areas to one of the four existing inspection territories, or a new territory will be created for the study areas and a code inspector, a building inspector and an occupational licensing inspector will be assigned. Inspection in the City of Fort Lauderdale is conducted daily from 8 a.m. to 3 p.m., and stems from complaints received in the office. There are 14 code inspectors in the City. The City of Tamarac has 4 residential and 2 commercial Code Enforcement Officers. The City conducts proactive enforcement. The City of North Lauderdale will have a transition period in which the annexed property would come under the jurisdiction of the City codes and ordinances. There are 2 code inspectors and one supervisor in the City of North Lauderdale.

The City of Fort Lauderdale has a police sub-station at the executive airport, on the north side of Commercial Blvd halfway between Powerline and NW 31st Av. The City's main police station is located in downtown Fort Lauderdale on Broward Avenue. Fort Lauderdale's closest fire and rescue station is approximately 5 miles away from the areas. The City of Tamarac's nearest fire station is one mile away from study areas. There is a planned expansion of this station to add one additional unit. The City of Tamarac's police services are provided by the Broward County Sheriff's Office, Tamarac District. A City of North Lauderdale fire station is located at the SW corner of Hampton Blvd about 0.75 mile from study areas. The City provides police service out of its station located on SW 71st Ave (Rock Island Rd).

Each PAC has a parks and recreation department that provides, supervises and maintains public parks according to standards that are fairly consistent across the County. The consistency is due to the County's oversight role in municipal planning and capital programming.

Finally, each PAC has a variety of summer youth programs, which are offered either independently/directly or indirectly through public-private partnerships. The following exhibit highlights how different PACs deal with the mentioned residents' concerns.

Exhibit 2.10.1. Response to Resident Concerns

	Fort Lauderdale	Tamarac	North Lauderdale	Oakland Park
a. Agency responsible for the lake and waterway (canal) maintenance	a. Public Works - Sanitation Division	a. Public Works - Storm Water Division	a. The North Lauderdale Water Control District	a. Public Works - Storm Water Div.
b. Agency that will maintain neighborhood parks	b. Parks & Recreation Department	b. Parks & Recreation Department	b. Parks & Recreation Department	b. Parks & Recreation
c. Priority to area residents to use area parks	c. No Answer	c. No Answer	c. No Answer	c. No Ans.
d. Handling of code enforcement upon annexation. Number of code enforcement officers in adjacent municipalities and their frequency visits;	d. 14 Code Enforcement Officers. Proactive enforcement and sweeps	d. 4 residential and 2 commercial Code Enforcement Officers. Proactive enforcement only	d. 2 Code Inspectors and 1 Supervisor. City will have transition period for study areas.	d. City codes will cover the annexation study areas
e. What is the availability of summer recreation programs for youths in annexing cities;	e. Many programs	e. No summer youth programs near the study areas. Identifying new potential parks within the neighborhood might lead to the introduction of new programs.	e. Many programs	e. Parks and Recreation has summer programs No
f. Do annexing cities provide neighborhood planning services;	f. Yes	f. No	f. Yes	f. Not Clear
g. Will County and annexing city continue to work toward converting the County property near McNab Road and Rock Island Road into a neighborhood park	g. Not Clear - City is developing a 4-acre park on NW 21 st Av.	g. Yes	g. Yes	g. No Answer
h. Distance of area to be annexed to closest police, fire/EMS station;	h. The City has a police sub-station at the executive airport, on the north side of Commercial Blvd. Halfway between Powerline and NW 31 st Av. Fire-Rescue Station is approximately 5 miles away.	h. The nearest fire station is 1 mile away from study areas. There is a planned expansion of this station to add one additional unit. Police services are provided by the Broward County Sheriff's Office, Tamarac District.	h. A City of North Lauderdale fire station is located at the SW corner of Hampton Blvd about 0.75 mile from study areas. The City provides police service out of its station located on SW 71 st Ave. (Rock Island Rd)	h. No Answer

	Fort Lauderdale	Tamarac	North Lauderdale	Oakland Park
i. Address feasibility of maintaining fire house/EMS at existing location (US 441 and Bailey Road);	i. The City has no objection to maintain Broward County Fire-rescue Engine Co. 34.	i. City objects to maintaining this fire station.	i. No Answer	i. No Answer
j. Proposed land use or zoning changes for properties within one (1) mile of the neighborhood;	j. None	j. None	j. None	j. No Ans
k. Will the annexing city continue to provide the same number of guarded school crossings in the same locations;	k. No Response	k. Although City is committed to provide the necessary number of guarded school crossings, there is no specific commitment to maintain the exact same number that exists now.	k. Yes	k. Possible
l. Would annexing city assume responsibility for maintenance of R-O-W plantings, the berm and fence along McNab Road, and the construction of curbs around existing medians;	l. City will most likely introduce an assessment fee in affected area.	l. City will not assume responsibility for maintenance of R-O-W plantings, the berms and fence along McNab Road or the construction of curbs, around existing medians	l. City will most likely introduce an assessment fee in affected area.	l. No Answer
m. Would annexing city complete the area's sidewalk system and increase the number of fire hydrants;	m. No Answer	m. No Answer	m. No Answer	m. No Answer
n. Brownfield sites and status of mitigation efforts	n. No Site identified	n. No Site identified	n. No Answer	n. No Answer

**Unincorporated Broward County
Annexation Study**

North Andrews Gardens Study Area

Executive Summary

The purpose of this study is to provide relevant, timely information to the residents of the North Andrews Gardens Area to assist in deciding into which municipality this neighborhood would prefer to incorporate. The adjacent municipalities eligible to annex the North Andrews Gardens Area are the City of Fort Lauderdale and the City of Oakland Park. This report provides information related to municipal services, fiscal considerations, capital improvement projects, municipal ordinances and regulations and specific issues relevant to the Area. Figure 1 depicts the North Andrews Gardens Area and the potential annexing municipalities and is located at the end of this summary.

I. Demographic Data

According to the U.S. Census, the North Andrews Gardens Area had a population of 9,002 in 1990, while the City of Fort Lauderdale's population was 149,377 and the City of Oakland Park's was 26,326. The North Andrews Gardens Area had a larger percentage of children, 17 and younger, than both the City of Fort Lauderdale and the City of Oakland Park, which would suggest a higher percentage of families in the North Andrews Gardens Area. Ethnically, the North Andrews Gardens Area was relatively less diverse compared to the City of Fort Lauderdale and the City of Oakland Park with 83.4 percent of its population white and only 1.0 percent black.

The North Andrews Gardens Area also experienced lower unemployment in 1990, with a 3.4 percent unemployment rate, as compared to the City of Fort Lauderdale's 6.7 percent and the City of Oakland Park's 4.6 percent. Furthermore, the North Andrews Gardens Area experienced the lowest rate of total poverty (6.6%) as compared to the City of Fort Lauderdale (16.6%) and the City of Oakland Park (10.2%). This could be attributed to the neighborhood's low unemployment rate.

Housing in the North Andrews Gardens Area is homogenous with 95.6 percent of its housing stock single-family. In addition, this neighborhood reported the lowest percentage of vacant housing units and almost no seasonal units in 1990, as compared to the City of Fort Lauderdale and the City of Oakland Park. The City of Fort Lauderdale housing stock varied in valuation as compared to the North Andrews Gardens Area and the City of Oakland Park with a substantially larger percentage of homes valued at \$299,000 or above. Although the City of Oakland Park also varied in valuation, the highest percentages of homes were valued between \$75,000 and \$99,999. Most of the housing stock in the North Andrews Gardens Area was valued between \$50,000 and \$74,999 (71.6%).

Population projections for the year 2000 indicate if the North Andrews Gardens Area is annexed by the City of Fort Lauderdale, it would constitute only 5.6 percent of the total population. However, if annexation into the City of Oakland Park occurs, the North Andrews Gardens Area residents would constitute 24.4 percent of the total city population.

II. Land Use and Zoning

A review and comparison of the Future Land Use Plan Designations of both Cities' adopted Comprehensive Plans was undertaken. Results indicated both Cities' land use designations could be utilized without modification in the North Andrews Gardens Area. This could be accomplished through an amendment to the municipal comprehensive plans.

The City of Fort Lauderdale Zoning

The City of Fort Lauderdale has indicated that the following two options are available to the North Andrews Gardens Area concerning zoning regulations:

1. The zoning of Broward County shall be deemed the conforming laws of the municipality until such time that City zoning can be agreed as noted below.
2. Implementation of City Zoning would be contingent on both the municipality and the area to be annexed agreeing to said implementation.

The City of Oakland Park Zoning

The City of Oakland Park has indicated that in the event of annexation, the transition to City land use and zoning would most likely be handled through a City initiated area-wide future land use amendment and rezoning study and analysis. The City's code requires that whenever unincorporated, or incorporated areas of Broward County are annexed to the City of Oakland Park, the lands shall be zoned to the closest applicable City zoning at the time of annexation. The City has not, as of yet, established a policy as to how non-conforming uses will be treated. However, variations related to allowable uses, hours of operation and parking will be handled on a case by case basis.

III. Vacant Property Inventory

Six vacant properties were identified in the North Andrews Gardens Area. Of these properties, five are zoned Residential, limiting any new construction to single-family homes, daycare, community residential facilities, not for profit social/recreational facilities, and accessory uses such as sheds. Home offices and yard sales are currently allowed under certain conditions.

The sixth property, located at the corner of Andrews Avenue and Commercial Boulevard, is zoned Neighborhood Business and is intended to provide commercial uses for the surrounding community. A number of office, residential and retail uses are allowed under the current designation.

IV. Municipal Sign Regulations

The City of Fort Lauderdale passed an ordinance on June 18, 1997, prohibiting new outdoor advertising display signs and billboards. Existing legal billboards are required to landscape or screen from residential areas.

The City of Oakland Park has also passed an ordinance prohibiting off-site commercial signs, with the exception of bus shelter or bench signs and temporary project signs. Existing legal billboards shall be removed in accordance with an amortization schedule based on value of the sign.

V. Fiscal Impact Analysis

Millage rates, taxes, fees and assessment rates of Unincorporated Broward County were compared with those of the City of Fort Lauderdale and the City of Oakland Park. It was determined that overall, residents of Unincorporated Broward County pay the lowest franchise fees and property taxes with a millage rate of 2.1340. However, Unincorporated residents also pay the highest Fire/EMS assessment. Between the two Cities, the City of Oakland Park has the lowest millage rate at 4.9715, while the City of Fort Lauderdale's millage rate is 5.6733. For the purpose of comparison, generalized expenditure figures of \$120 per month for electric, \$30 per month for telephone and \$27 per month for cable were assumed to calculate franchise fees and utility taxes. Analysis of these taxes, fees and assessments indicated that residents of the North Andrews Garden Area would pay a lower aggregate amount of total taxes and fees to local government if the City of Oakland Park annexes the area. Table V.1 below, summarizes these taxes, fees and assessments on an annual basis.

**Table V.1
Summary Comparison of Municipal Residential Costs**

	Unincorporated Broward County	The City of Fort Lauderdale	The City of Oakland Park
Tax/Fee/Assessment			
Ad Valorem Taxes ¹	\$106.80	\$283.92	\$258.76
Utility Tax ²	169.20	202.08	185.64
Franchise Fees ²	95.40	106.20	106.20
Fire/EMS Assessment	237.38	30.38*	0.00*
Services Fees			
Solid Waste	297.00	340.80	266.40
Water ³	329.04	329.04	329.04
Sewer ³	381.96	381.96	381.96
Stormwater	0.00	26.88	36.00
Total	\$1616.78	\$1701.26	\$1564.00

Source: Broward County; Cities of Fort Lauderdale and Oakland Park; Miami Economic Associates, Inc.

¹Assumes average residential unit value of \$50,039

²Fees/taxes assessed on Electric, Telephone, Water, Fuel Oil and Natural Gas.

³Based on consumption rate of 9,000 gallons/month. Also assumes ¾ inch meter.

*Fire/EMS services are fully or partially funded through ad valorem taxes.

Table V.2 illustrates the total taxes, fees and assessments that residents of the North Andrews Gardens Area will pay to all governmental entities including the ad valorem taxes that are paid to Broward County for countywide obligations, the School Board and certain specialized agencies of government. The combined millage rate for the ad valorem taxes paid to Broward County for countywide obligations, the School Board and the other governmental agencies is 20.5406. This portion of the ad valorem taxes paid will not vary regardless of whether the area remains unincorporated or is annexed by either the City of Fort Lauderdale or the City of Oakland Park.

**Table V.2
Residential Costs**

Unit Taxable Value	Unincorporated Broward County		The City of Fort Lauderdale		The City of Oakland Park	
	Municipal	Total	Municipal	Total	Municipal	Total
\$0	\$1,511	\$1,511	\$1,417	\$1,417	\$1,305	\$1,305
\$25,000	\$1,564	\$2,077	\$1,559	\$2,072	\$1,430	\$1,943
\$50,000	\$1,617	\$2,644	\$1,701	\$2,728	\$1,554	\$2,581
\$75,000	\$1,671	\$3,211	\$1,842	\$3,383	\$1,678	\$3,219
\$100,000	\$1,724	\$3,778	\$1,984	\$4,038	\$1,802	\$3,856
\$125,000	\$1,777	\$4,345	\$2,126	\$4,694	\$1,927	\$4,494
\$150,000	\$1,831	\$4,912	\$2,268	\$5,349	\$2,051	\$5,132
\$175,000	\$1,884	\$5,479	\$2,410	\$6,004	\$2,175	\$5,770
\$200,000	\$1,937	\$6,046	\$2,552	\$6,660	\$2,300	\$6,408
\$225,000	\$1,991	\$6,612	\$2,693	\$7,315	\$2,424	\$7,045
\$250,000	\$2,044	\$7,179	\$2,835	\$7,970	\$2,548	\$7,683

Source: Broward County; Cities of Fort Lauderdale and Oakland Park; Miami Economic Associates, Inc.

Commercial properties vary greatly in terms of their usage of electric, phone, water, sewer and sanitation services depending on the nature and value of the property and the business use housed within the property. In comparative terms, owners of commercial properties and/or businesses in the North Andrews Garden Area will likely pay less to government if the City of Oakland Park annexes the area rather than the City of Fort Lauderdale because the City of Oakland Park has lower millage rate. It also has a lower water utility tax and no Fire/EMS assessments.

As of September 30, 1997, the City of Fort Lauderdale had a total outstanding long-term debt on non-revenue generating funds approximating \$101.06 million. During Fiscal Year (FY) 98, the City paid \$13.091 million in debt service. Since September 30, 1998, the City has increased its debt obligation by \$11.2 million. The City of Oakland Park, as of September 30, 1997, had a total outstanding long-term debt on non-revenue generating funds totaling \$401,617. During FY 98, the debt service on this totaled \$196,033. By September 30, 2000, the City expects to have all outstanding debt retired.

In the event that new facilities were to be proposed in the North Andrews Gardens Area after it is annexed, the City of Oakland Park does not currently levy special assessments. However, the City of Fort Lauderdale has indicated that the cost of new facilities would be assessed to the benefiting property owner.

VI. Capital Improvement Projects

Broward County has committed, through its Capital Program, to the installation of significant capital improvements totaling approximately \$65 million in expenditures by the year 2003. These capital projects are primarily related to the provision of potable water, sanitary sewer and drainage improvements. In addition, enhancements such as the installation of sidewalks, landscaping and renovation of community and recreation facilities are also included the scope of these improvements.

It should be of primary importance to the North Andrews Gardens Area residents that these improvements, which will improve the health, safety and welfare of the area as well enhance property values, be implemented. To this end the Broward County Commission has established policies designed to assure that these improvements continue to be implemented during and after the municipal annexation process. Specifically, this policy states:

“An interlocal agreement should be developed between the County and the annexing municipality and executed prior to the effective date of the annexation. The agreement should include a financially feasible plan for transitioning services, infrastructure and County employees, and provisions for the County to continue to receive certain revenues generated by the neighborhood until the completion of programmed infrastructure improvements”

Given the significance of the present Broward County Capital Program commitment, it is essential, for the betterment of the community, that interlocal agreements be executed with the annexing municipality in accordance with the above stated policy prior to annexation.

VII. Adopted Levels of Service Standards

Both of the potential annexing municipalities and Broward County are in conformance with the Local Government Comprehensive Planning and Land Development Regulation Act. A review and comparison of the adopted level of service standards indicates that adoption of either of the municipalities' LOS standards would not result in any concurrency conflicts. The City of Oakland Park has indicated that if it assumed responsibility for the treatment of the area's sanitary sewer flows the County would have to assign additional plant capacity to the City. This could be accomplished through the pre-annexation interlocal or other agreements. Currently the area south of Commercial Boulevard is within the City of Oakland Park water service area. However, the County is negotiating to purchase that service. Broward County provides water and sewer service to the remainder of the North Andrews Gardens Area and will continue to do so regardless of annexation outcome.

The following table summarizes solid waste disposal services:

	Broward County	Fort Lauderdale	Oakland Park
<i>Garbage Pickup</i>	Twice weekly	Twice weekly (65 gal. cart)	Twice weekly (96 gal cart)
<i>Yard Waste Pickup</i>	With garbage and/or Bulk Waste	Once weekly (90 gal. cart)	-----
<i>Recycling Pickup</i>	Once weekly	Once weekly	Once weekly
<i>Bulk Trash Pickup</i>	Once monthly	Once monthly (10 cu. yds.)	FY 98/99 Once bi-monthly FY 2000 Once monthly

VIII. Police, Fire and EMS

Currently the North Andrews Gardens Area receives police services from the Broward Sheriff's Office (BSO), which operates a police substation out of the area. The North Andrews Gardens community represents a dedicated patrol zone, which is staffed by five uniformed deputy sheriffs. The zone is also supported by supervisory and investigative staff with other unincorporated neighborhoods in the vicinity. BSO has indicated that in the event of annexation, this office space will be returned to the County Parks and Recreation Division and BSO will no longer provide services unless the North Andrews Gardens Area retains police service from BSO. The following table is a comparison of police services.

POLICE			
	Fort Lauderdale	Oakland Park	Broward County
<i>Response Times</i>	8.2 Minutes*	7.9 Minutes*	3 Minutes**
<i>Personnel</i>	12 Patrol Officers 2 Detectives 1 DARE Officer 4 Public Service Aides	5 Patrol Officers 1 Detective 1 Clerical Staff	5 Deputy Sheriffs
<i>Equipment</i>	9 Vehicles 19 Computers	1 Vehicle	5 Vehicles
<i>Estimated Cost</i>	\$1,424,800***	\$385,000***	\$378,000.00

*Average for emergency and non-emergency police responses.

**Emergency calls only.

***Includes initial capital outlay.

Current fire service is provided by the Broward County Fire Rescue Station #20. The medical/rescue unit is staffed by two full-time paramedics providing emergency medical service to the area. A fully staffed Advanced Life Support engine company also responds to emergency calls.

Fire services are ranked by the Insurance Services Office, Inc. (ISO), which is a independent statistical, rating and advisory organization that serves the property and casualty insurance industry. A community's fire protection is ranked on a scale from 1 to 10, with 1 being the highest level of public protection. ISO ratings are included in the following table.

FIRE/EMS			
	Fort Lauderdale	Oakland Park	Broward County
<i>Response Times</i>	7.03 Minutes	3.3 Minutes	5.03 Minutes
<i>ISO Rating</i> ¹	3	5	3
<i>Personnel</i>	2 firefighter/paramedics per shift	2 firefighter/paramedics per shift 1 lieutenant/paramedic per shift	2 paramedics 1 paramedic/firefighter 1 fire officer 1 firefighter 1 driver engineer
<i>Equipment</i>	1 Rescue Unit	1 Apparatus 1 Fire Station	1 Medical/Rescue Unit 1 Advanced Life Support Engine
<i>Estimated Cost</i>	\$562,900	\$730,000	\$1.5 million

¹ Insurance Services Offices, Inc.

IX. Municipal Staff and Services

Both the City of Fort Lauderdale and the City of Oakland Park actively participate in securing Community Development Block Grants, which are allocated based on eligibility and greatest need. In addition, the City of Oakland Park has also secured funding through the Florida Recreation Development Assistance Program, which is currently funding park improvements in the City.

General beautification programs available to residents in the City of Fort Lauderdale include the Neighborhood Capital Improvement Program and the Business Capital Improvement Program. These programs provide funds for neighborhood or business improvements that will enhance the overall appearance or quality of life in a neighborhood. The City of Oakland Park is developing a program to provide assistance for neighborhood entryway beautification.

Both Cities' Parks and Recreation Divisions provide a number of programs for persons of all ages. Youth and adult sports programs include softball, tennis, and fitness programs such as martial arts, swimming and aerobics. Other recreation programs open to those of all ages are arts and crafts. Programs specifically targeted to seniors include the City of Oakland Park's "Busy Bees" program or the City of Fort Lauderdale's "Keenager" program. Other programs offered by the City of Fort Lauderdale include cooking, movies, dance lessons, golf and card games and street hockey. In addition, both the City of Oakland Park and the City of Fort Lauderdale offer after school care and summer child-care, for a fee

Broward County Parks and Recreation Division leases and maintains the athletic facilities at Northeast High School from the School Board of Broward County. This is accomplished through an interlocal agreement with Broward County, the School Board and the City of Oakland Park. The athletic fields are used by independent athletic leagues in the North Andrews Gardens Area and the City of Oakland Park. In addition, the City of Oakland Park operates an aquatics program from that location. According to Broward County, if annexation occurs, it would either be up to the annexing municipality to take over the County's responsibility or, the County might continue its lease and maintenance of the fields and enter into an interlocal agreement with the annexing municipality. In the event of annexation, the City of Oakland Park will continue to cooperate with the existing athletic leagues in the North Andrews Gardens Area. The City of Fort Lauderdale will coordinate with these leagues to ensure there is no duplication of City programs, but would allow the leagues to apply for permits to continue use of the athletic fields.

X. Traffic Circulation Policies

Both the City of Fort Lauderdale and the City of Oakland Park have developed agreements with Broward County to maintain traffic control signs and markings. Traffic calming devices and street modification are also used by both Cities. The City of Fort Lauderdale allocated \$500,000 for traffic calming devices in the 98/99 budget. The City of Oakland Park has developed a set of procedures for neighborhood groups to apply for modifications to local streets in residential areas. However, according to Section 18-5 of the City of Oakland Park Code of Ordinances, the applicant shall be responsible for all costs.

XI. Public Policy Issues

Both the Cities of Fort Lauderdale and the City of Oakland Park are operated under a City Commission/City Manager form of government. However, commissioners in the City of Oakland Park are elected citywide, while in the City of Fort Lauderdale, only the mayor is elected citywide, and commissioners are elected by district. In the event of annexation it would not be necessary to redistrict in the City of Oakland Park, since there are no districts. However, the City of Fort Lauderdale, has not yet determined whether annexed areas will be incorporated into existing districts, or if redistricting will occur. If the City incorporates the North Andrews Gardens Area into an existing district, it would most likely be into Commissioner Gloria Katz, District I, as illustrated on the following map.

A breakdown of registered voters in the North Andrews Gardens Area and the adjacent Cities indicate that there are 4,874 registered voters in the neighborhood. If annexed by the City of Fort Lauderdale, registered voters in the North Andrews Gardens Area would constitute 5.5 percent of total registered voters. If annexed by the City of Oakland Park, registered voters would constitute 25.2 percent.

XII. Public School Issues

The act of annexation into either of the eligible municipalities will not, in and of itself cause the reassignment of students residing in the area. A separate and distinct annual boundary process based on School Board criteria and policies determines which school students will attend without consideration of municipal boundaries.

Unincorporated Broward County Annexation Study

Southwest County Study Area

Executive Summary

This summary of the study focuses on the alternatives regarding annexation available for the residents of Broward County to be referred to as the Southwest County Area. The Southwest County Area includes the unincorporated portions of the County locally known as Sunshine Ranches and Southwest Ranches (the Ranches). Also included in the Southwest County Area is the portion of the Town of Davie located south of Griffin Road. This subarea, referred to as Ivanhoe-Davie in this study, would only be included in the analysis of incorporation. Based upon requests from representatives of the community, the options to be considered in this study are annexation into the City of Pembroke Pines, annexation into the Town of Davie or inclusion in the establishment of a new City. (See the Location Map.)

For the new City option, two alternatives have been analyzed. Alternative A includes only the currently unincorporated portions of the Southwest County Area. Alternative B includes deannexation of Ivanhoe-Davie and incorporating with the Ranches to form a new City.

STATED MUNICIPAL ANNEXATION POLICIES

Representatives of both the City of Pembroke Pines and the Town of Davie has stated that they would be desirous of annexing the Southwest County Area. Staff from both municipalities have presented information to the residents of the Southwest County Area and completed reports identifying the services that are provided.

FINDINGS OF THE ANALYSIS

The findings of the analysis are as follows:

- ! The Comprehensive Plans of the Town of Davie and the City of Pembroke Pines were compared against the existing land uses in the Southwest County Area as presented in the Broward County Land Use Plan. This review found no major conflicts.
- ! There are no major conflicts with the approved zoning classifications of Broward County with those of the City of Pembroke Pines or the Town of Davie.
- ! Both municipalities address most of the specific zoning code issues that are of concern for the residents of the Southwest County Area. These codes are listed in Table ES-1. The only issue of note is the inclusion of the A-1 Zoning category in the Broward County ordinances. This category permits one residential dwelling unit for every two acres. Both the City of Pembroke Pine and the Town of Davie have zoning categories that permit one dwelling unit for every 35,000 square feet of property; a more permissive regulation.
- ! The Southwest County Area has a population of 6,911 (1995) in the Ranches, which is approximately 7.9% of the current population of the City of Pembroke Pines and 12.5% of the total population of the Town of Davie. Ivanhoe-Davie has a population of 4,778 (1995), which is 8.6% of the Town of Davie. (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, the City of Pembroke Pines and the Town of Davie was made. As Table ES-3 illustrates, 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. Costs to the individual homeowners are approximately 30% less in the City of Pembroke Pines than in the Town of Davie for all levels of assessed value. When comparing municipal service costs against the existing cost in the unincorporated portion of Broward County, the City of Pembroke Pines is slightly higher than the County. The total municipal taxes and fees for the Town of Davie are significantly higher than those for Broward County. Table ES-10 provides the total taxes and fees cost comparison between the two municipalities and Broward County.
- ! Both municipalities also provide the opportunity for an increasing tax base. There is still a significant amount of growth in the two municipalities both in residential development and in commercial development.
- ! The current (1998) taxable value for the Southwest County Area is in excess of \$490.5 million for the Ranches and \$257.4 million for Ivanhoe-Davie.

- ! Both the city of Pembroke Pines and the Town of Davie have clearly stated that the residents of the Ranches will be treated in the same manner as the existing residents of the municipalities. All new residents will have the same access to facilities as existing residents. Commitment of personnel (such as police and fire) will be at the same level as for existing residents. Extension of infrastructure facilities to the Ranches will be completed at the request of the new residents and at their cost, just as was the case with the existing residents.
- ! The current level of service for the two municipalities and Broward County are expressed in Table ES-4.
- ! Registered voters in the Ranches equal 4,234, or about 6.3% of the current number of registered voters in the City of Pembroke Pines and 12.4% of the current registered voters in the Town of Davie. In Ivanhoe-Davie, the number of registered voters is 3,724, or 10.9% of the total number of registered voters in the Town of Davie. The voter registration data is found in Table ES-5.
- ! Both municipalities have expressed a desire to offer representation to the new residents by extending the current district boundaries into the Southwest County Area.
- ! The current number of public employees per one thousand population is 9.97 in the City of Pembroke Pines and 8.37 in the Town of Davie. This issue as well as others regarding public policy is found in Table ES-6.
- ! The infrastructure analysis completed for the Southwest County Area does not consider water and sewer service. The City of Sunrise currently holds the franchise for public utility service in the Southwest County Area. There is no expected change in this policy.
- ! The infrastructure analysis did not consider drainage service since the Southwest County Area is served by two independent drainage districts.
- ! Roadway analysis did reveal that approximately 25% of the streets in the Southwest County Area are currently unpaved. However, these streets are side roads and not arterials. Due to the rural nature of the community, the number of unpaved roads does not pose a difficulty.
- ! The other infrastructure items (lighting and sidewalks) also do not exist, at present. Inclusion on these items in the rural community is not necessary.
- ! 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.

- ! Incorporation of a new City was also considered for the Southwest County Area. There are two options for the incorporation analysis. Alternative A includes only the currently unincorporated portions of the Southwest County Area (Ranches). Alternative B assumes that the portion of the Town of Davie that extends south of Griffin Road (Ivanhoe-Davie) would deannex and combine with the Ranches to form a new City.

- ! In Alternative A, the new City will generate revenues to the local community through non-ad valorem sources of nearly \$1.2 million annually (see Table ES-7). Annual expenditures for this new City will be over \$3.6 million (see Table ES-8). The remainder of the revenue must be raised through ad valorem taxes. The required tax rate to generate sufficient funds for the new City would be 4.870 mills.

- ! In Alternative B, the new City will generate revenues to the local community through non-ad valorem sources of over \$2.0 million annually. (see Table ES-7) Annual expenditures for this new City will be over \$6.6 million. (See Table ES-9) The remainder of the revenue must be raised through ad valorem taxes. The required tax rate to generate sufficient funds for the new City would be 6.1535 mills.

- ! After the new City becomes eligible for State Shared Revenues, the elected commission could reduce the ad valorem taxes. The reduction would be 1.3431 mills for Alternative A, and 1.4636 mills for Alternative B.

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

Category	Davie	Pembroke Pines	Broward County
Land Use	Land uses are compatible with current uses.	Land uses are compatible with current uses.	Has classification for landfill and corrections institution.
Zoning	No industrial zoning classification exists to meet the existing Broward County M-4. Town is much more restrictive. No zoning for landfill.	Industrial zoning districts are compatible.	Has M-4 Limited Heavy Industrial District.
Parking of large vehicles	Restricts permitted parking areas and commercial vehicle weight. Recreation vehicle permitted, but parking area restrictive.	Restricts parking of vehicles that exceed class 33 (trucks weighing between 3,000 and 5,000 pounds). Vehicles under class 33 can park outside of carports and garages.	One recreational vehicle or boat per dwelling unit.
Pets	No limit on pets. No pigs and hogs in any zoning district. Horses, cattle, rabbits, goats, sheep, poultry only in RR, AG, A-1 & R-1.	No limit on pets. Livestock may be kept if lot is over 4.5 acres and in enclosure at least 50 feet from any plot line.	No limits on pets.
Persons/ Households	Two adults per household per bathroom.	Household definition: one person or a group of 2 or more persons equal a household.	Minimum floor area of 150 square feet for first occupant and 120 square feet for each additional person.
Business Hours	No sale of alcoholic beverages between 3:00 AM and 12 Noon Sunday and 2:00 AM and 7:00 AM other days.	No sales of alcoholic beverages between 3:00 AM and 7:00 AM, and between 4:00 AM and 7:00 AM at a licensed night club.	Opening hours for establishments selling alcoholic beverages 8:00 AM weekdays and 12:00 noon on Sunday. Closing is 4:00 AM everyday.
Adult Oriented Businesses	Separation of 1,000 feet from school, church, day care center or residential district.	No sales or rentals to anyone under 18 years. No nudity where a licensed establishment sells alcohol or beer.	Setbacks: 1,000 feet from schools and churches, 500 feet from residential districts and 1,000 feet from other adult oriented businesses.
Rural Life Style	Three separate and distinct zoning districts outline specifics for a rural lifestyle.	Two separate and distinct zoning districts outline specifics for a rural lifestyle.	Four separate and distinct zoning districts outline specifics for a rural lifestyle.

Sources: Land Use and Zoning Codes, Code of Ordinances; the Town of Davie, the City of Pembroke Pines, Broward County

**TABLE ES-2
DEMOGRAPHIC COMPARISON**

CHARACTERISTIC	MUNICIPALITY		SOUTHWEST COUNTY AREA	
	Pembroke Pines	Davie	Ivanhoe-Davie	Ranches
General				
Median Age (years)	37.2	32.2	29.3	31.3
% under 18	20.3	24.9	30.0	28.4
% over 64	19.4	9.0	3.4	4.4
Housing				
% Built after 1980	53.7	44.5	100.0	50.0
Median Housing Value	\$93,767	\$106,623	\$147,131	\$180,924
Occupied Housing				
% Single Family	51.7	54.3	99.6	97.6
% Owner Occupied	69.4	66.5	96.4	90.5
Race and Ethnicity (In percent)				
White/Non-Hispanic	81.4	84.5	79.3	84.0
Black/Non-Hispanic	5.0	3.6	4.0	1.8
Hispanic	11.5	10.0	12.3	12.1
Other	2.1	1.9	3.4	2.1
Poverty (In Percents)				
Total Population	5.0	7.7	4.7	4.2
Population Under Age 5	5.2	7.4	6.4	5.8
Population Under Age 18	5.2	9.0	2.0	6.0
% of Population				
% of Pembroke Pines	N/A	N/A	3.5	11.1
% of Davie	N/A	N/A	4.8	15.4
Employment				
Median Household Income	\$37,016	\$38,121	\$63,405	\$61,735
Unemployment Rate (1990)	3.5	4.7	2.5	1.9

Sources: 1990 United States Census of Population and Housing,
Broward County Planning Information Technology Division

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

Topic		City of Pembroke Pines	Town of Davie	Unincorporated Broward
Millage Rate (including debt service)		3.9034	6.0089	2.1340
Garbage		\$14.64/month	\$20.33/month	\$24.75/month
Utility Taxes				
	Electric	10%	10%	10%
	Telephone	7%	7%	7%
	Water*	10%	0%	0%
	Fuel Oil	10%	0%	0%
	Natural Gas	10%	10%	0%
Franchise Fees				
	Electric	6%	6%	5.5%
	Telephone	1%	1%	0%
	Cable TV	5%	5%	5%
	Garbage	8%	0%	0%
	Natural Gas	8%	0%	0%
Fire/EMS		\$75.98/year**	\$37.94/year**	\$237.38/year

* Only a small portion of the unincorporated area has water and sewer service. All of Ivanhoe-Davie is currently served with water and sewer. Only those residents receiving water service will be required to pay the Utility Tax on water.

** Fire/EMS service for the City of Pembroke Pines and the Town of Davie is partially subsidized through ad valorem taxes.

Source: Town of Davie
City of Pembroke Pines
Broward County Office of Budget and Management Policy

**TABLE ES-4
COMPARISON OF SERVICE PROVISION
AND ANNUAL COST PER CAPITA**

SERVICE	CITY OF PEMBROKE PINES	TOWN OF DAVIE	BROWARD COUNTY
Building/Zoning/ Planning	Provided by City \$56.23	Provided by Town \$74.42	Provided County-wide \$27.02
Solid Waste/ Sanitation*	Franchised \$175.68/single family residence	Franchised \$240.60/single family residence	Franchised \$297.00/single family residence
Parks And Recreation	Provided by City \$69.87	Provided by Town \$72.10	For area park \$9.84
Code Enforcement	Provided by City \$4.48	Provided by Town \$6.90	Provided County-wide \$19.00
Police	Provided by City \$168.97	Provided by Town \$124.36	Provided District-wide \$156.11
Fire/EMS	Provided by City \$139.92	Provided by Town \$118.81	Provided District-wide \$66.06
Transit	Not provided	Not provided	Provided County-wide \$40.18
Right Of Way Maintenance	Provided by City \$6.83	Provided by Town \$12.64	Provided District-wide \$21.86
Drainage	Provided by independent drainage district	Provided by independent drainage district	Provided by independent drainage district

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

Source: City of Pembroke Pines, Town of Davie, Broward County

**TABLE ES-5
REGISTERED VOTERS
BY JURISDICTION**

Area	Registered Voters	% of Davie	% of Pembroke Pines
Town of Davie	33,087	N/A	N/A
City of Pembroke Pines	66,289	N/A	N/A
Ranches	4,234	12.4%	6.3%
Ivanhoe-Davie	3,724	10.9%	N/A

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

**TABLE ES-6
PUBLIC POLICY ISSUES**

Topic	Town of Davie	City of Pembroke Pines
Representation of Area	Current-Four Councilmembers and Mayor elected Town-wide, Commissioners must live within districts. Future-redistrict existing boundaries	Current-Four commissioners from single-member districts. Mayor elected at large. Future-extend existing boundaries
Number of Voters	34,087	66,289
Municipal Boards	Total of 12 Boards 1-Administrative & Government 4-Building and Development 1-Economic Development 2-Recreation and Culture 2-Employee Affairs 2-Other	Total of 15 Boards 1-Administrative & Government 5-Building and Development 1-Economic Development 2-Recreation and Culture 2-Employee Affairs 1-Facilities Management 3-Other
Debt & Liabilities	General Fund - \$ 48,869,753	General Fund - \$ 80,888,124
Communication	Monthly Water Bills Newsletter - 3 Times/Year Cable TV Town Web Page	Utility Bills Newsletter Cable TV City Web Page-in development
Total Number of Employees	525	1,123 993 Full time Civil Service 130 Part time & Temporary
Employees Per 1,000	8.37	9.97
Salaries of Elected Officials	Mayor/Council Members \$ 7,423.20 per year COLA increases up to 3% per year	Mayor \$25,400 per year Commissioners\$12,271 per year
Type of Government	Council/Strong Administrator	Commission/Manager

Sources: City of Pembroke Pines, Town of Davie, Broward County Supervisor of Elections

**TABLE ES-7
PROJECTED REVENUES AND EXPENDITURES
POTENTIAL NEW CITY**

Alternative A

Fiscal Year	Non-Ad Valorem Revenues	Expenditures	Required Revenues from Ad Valorem Taxes
FY 00/01	\$1,196,600	\$3,585,000	\$2,388,400
FY 01/02	\$1,236,500	\$3,746,700	\$2,510,200
FY 02/03	\$1,942,200	\$3,916,500	\$1,974,300
FY 03/04	\$2,013,400	\$3,994,900	\$1,981,500
FY 04/05	\$2,084,200	\$4,184,100	\$2,099,900

Alternative B

Fiscal Year	Non-Ad Valorem Revenues	Expenditures	Required Revenues from Ad Valorem Taxes
FY 00/01	\$2,007,800	\$6,610,000	\$4,602,200
FY 01/02	\$2,071,200	\$6,802,500	\$4,731,300
FY 02/03	\$3,226,900	\$7,109,300	\$3,882,400
FY 03/04	\$3,319,200	\$7,332,200	\$4,013,000
FY 04/05	\$3,411,300	\$7,670,900	\$4,259,600

Source: PMG Associates, Inc.

**TABLE ES-8
MUNICIPAL EXPENDITURES PROPOSED NEW CITY
SOUTHWEST COUNTY AREA - ALTERNATIVE A**

	FY 00/01	FY 01/02	FY 02/03	FY 03/04	FY 04/05
Commission	35,000	36,700	38,600	40,500	42,500
City Manager	200,000	210,000	220,500	231,500	243,100
City Clerk/Personnel	200,000	210,000	220,500	231,500	243,100
Finance	200,000	210,000	220,500	231,500	243,100
Purchasing	150,000	157,500	165,400	173,700	183,300
City Attorney	100,000	105,000	110,200	115,800	121,500
Building/Planning/Zoning/Code	450,000	472,500	496,100	520,900	547,000
Public Works	250,000	262,500	275,600	289,400	303,900
Parks/Recreation	200,000	210,000	220,500	231,500	243,100
Maintenance	150,000	157,500	165,400	173,700	183,300
Police (BSO)	1,300,000	1,365,000	1,433,200	1,504,900	1,580,200
Capital Costs	250,000	250,000	250,000	250,000	250,000
Incorporation Costs	100,000	100,000	150,000	0	0
TOTAL	\$ 3,585,000	\$ 3,746,700	\$ 3,916,500	\$ 3,994,900	\$ 4,184,100

Alternative A includes only the Ranches

Source: PMG Associates, Inc.

**TABLE ES-9
MUNICIPAL EXPENDITURES PROPOSED NEW CITY
SOUTHWEST COUNTY AREA - ALTERNATIVE B**

	FY 00/01	FY 01/02	FY 02/03	FY 03/04	FY 04/05
Commission	50,000	52,500	55,100	57,900	60,800
City Manager	250,000	262,500	275,600	289,400	303,900
City Clerk/Personnel	250,000	262,500	275,600	289,400	303,900
Finance	300,000	315,000	330,700	347,300	364,700
Purchasing	250,000	262,500	275,600	289,400	303,900
City Attorney	100,000	105,000	110,200	115,800	121,500
Building/Planning/Zoning	600,000	630,000	661,500	694,600	729,300
Code Enforcement	200,000	210,000	220,500	231,500	243,100
Public Works	500,000	525,000	551,200	578,800	607,800
Parks/Recreation	600,000	630,000	661,500	694,600	729,300
Maintenance	300,000	315,000	330,700	347,300	364,700
Police (BSO)	2,450,000	2,572,500	2,701,100	2,836,200	2,978,000
Capital Costs	560,000	560,000	560,000	560,000	560,000
Incorporation Costs	100,000	100,000	150,000	0	0
TOTAL	\$ 6,610,000	\$ 6,802,500	\$ 7,109,300	\$ 7,332,200	\$ 7,670,900

Alternative B includes the Ranches and Ivanhoe-Davie
Source: PMG Associates, Inc.

**TABLE ES-10
COMPARISON OF ANNUAL COSTS/HOUSEHOLD
ANNEXATION AND INCORPORATION ALTERNATIVES**

Assessed Value*	Broward County	City of Pembroke Pines	Town of Davie	New City Alternative A**	New City Alternative B**
\$150,000	\$1,211.42	\$1,175.99	\$1,456.36	\$1,385.53	\$1,530.91
\$175,000	\$1,264.77	\$1,273.57	\$1,606.59	\$1,473.71	\$1,648.16
\$200,000	\$1,318.12	\$1,371.16	\$1,756.81	\$1,561.88	\$1,765.40
\$225,000	\$1,371.47	\$1,468.74	\$1,907.03	\$1,650.05	\$1,882.65
\$250,000	\$1,424.82	\$1,566.33	\$2,057.25	\$1,738.22	\$1,999.90
\$275,000	\$1,478.17	\$1,663.91	\$2,207.48	\$1,826.40	\$2,117.15
\$300,000	\$1,531.52	\$1,761.50	\$2,357.70	\$1,914.57	\$2,234.39
\$325,000	\$1,584.87	\$1,859.08	\$2,507.92	\$2,002.74	\$2,351.64
\$350,000	\$1,638.22	\$1,956.67	\$2,658.14	\$2,090.91	\$2,468.89
\$375,000	\$1,691.57	\$2,054.25	\$2,808.37	\$2,179.09	\$2,586.14
\$400,000	\$1,744.92	\$2,151.84	\$2,958.59	\$2,267.26	\$2,703.38
\$425,000	\$1,798.27	\$2,249.42	\$3,108.81	\$2,355.43	\$2,820.63
\$450,000	\$1,851.62	\$2,347.01	\$3,259.03	\$2,443.60	\$2,937.88
\$475,000	\$1,904.97	\$2,444.59	\$3,409.26	\$2,531.78	\$3,055.13
\$500,000	\$1,958.32	\$2,542.18	\$3,559.48	\$2,619.95	\$3,172.37

* Ad valorem taxes are levied on Taxable Value which is defined as Assessed Value minus Exemptions.

** Ad valorem rates do include the benefits of State Shared Revenues that will be available after the first two years.

Note: Assumes \$25,000 Homestead Exemption

Source: PMG Associates, Inc.