

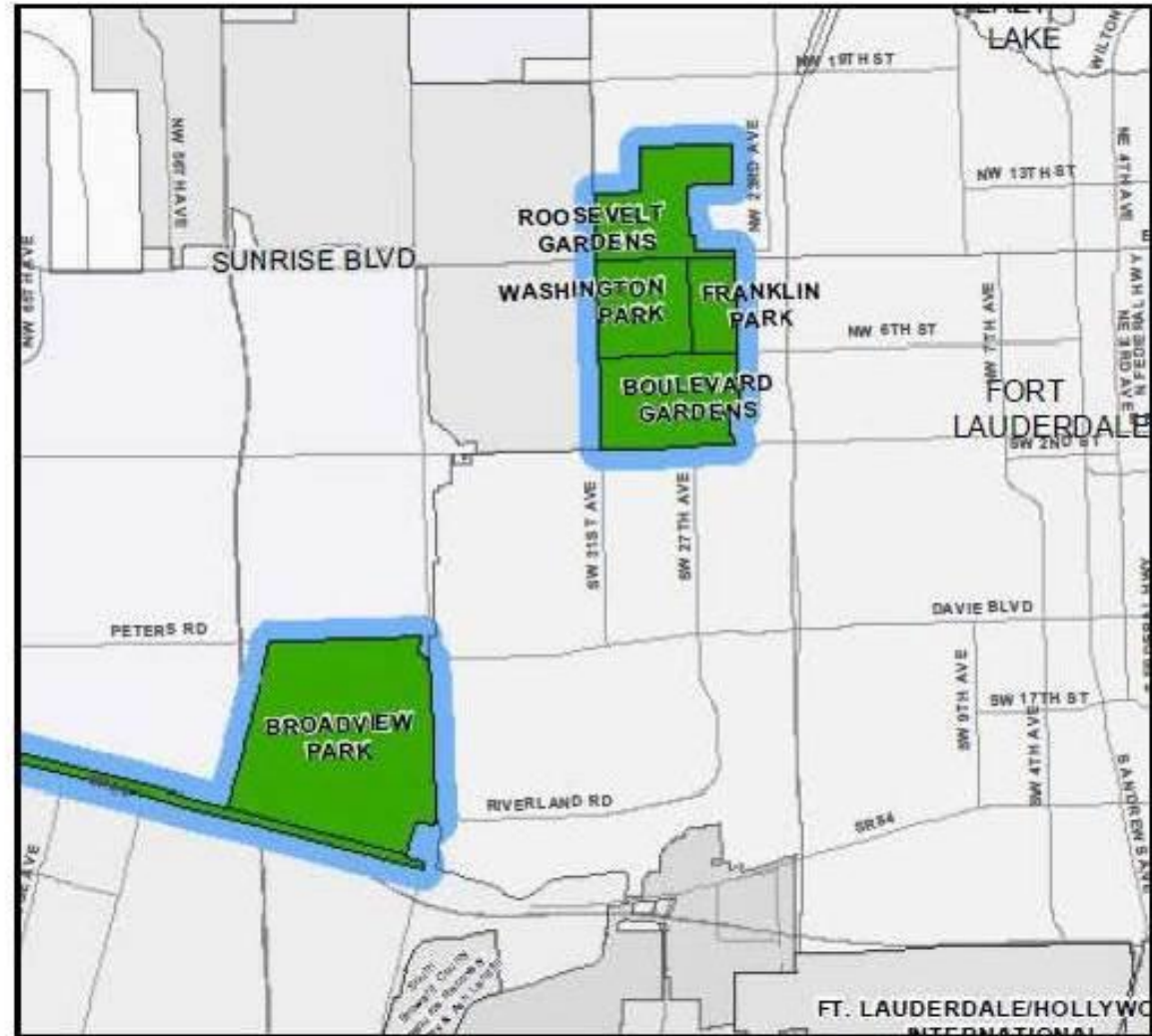
Analysis of Potential Annexation of Central Area and Broadview Park

City Commission Conference Meeting
February 7, 2023



Study Area

- Boulevard Gardens
- Franklin Park
- Roosevelt Gardens
- Washington Park
- Broadview Park



2019 Annexation Study Analysis

PMG Associates, Inc. Report Methodology

- Collected demographic and housing data from Broward County, US Census, and other relevant sources
- Completed preliminary infrastructure analysis using GIS data
- Reviewed staff data and operational needs assessments
- Prepared revenue and expenditure projections
- Completed review of fiscal impacts by fund

Revenues

- Utilized FY 2019 rates of fees and taxes
- Projections were based on a combination of input from staff and consultant's data
- Projections were made for individual funds

Expenditures

- Included input from staff based on empirical data
- Expenditures divided by category (i.e., personnel services, operating expenses, capital outlay, etc.)
- All data reviewed by PMG Associates, Inc.

Additional Cost Considerations

The report did not consider the conditional needs assessments of the following capital assets:

- Bridges
- Roadways and Pavement
- Sidewalks
- Streetlighting and Fixtures
- Stormwater
- Seawalls
- ADA Compliance
- Parking



Net Annual Operating Fiscal Impact as of FY 2019*

City Fund	General Fund	Other Funds	Total
Projected Revenues	\$ 9,706,132	\$ 2,985,239	\$ 12,691,371
Projected Expenditures	\$ 21,902,166	\$ 4,307,050	\$ 26,209,216
Net Fiscal Impact	\$ (12,196,034)	\$ (1,321,811)	\$ (13,517,845)

**Estimates for Net Operating Fiscal Impacts would be higher in FY 2023 due to inflationary increases*

General Fund Annual Revenue and Expenditures By Neighborhood

Neighborhoods	Projected Revenues	Projected Expenditures	Net Fiscal Impact
Boulevard Gardens	\$ 1,238,279	\$ 3,055,112	\$ (1,816,833)
Franklin Park	\$ 726,170	\$ 2,019,001	\$ (1,292,831)
Roosevelt Gardens	\$ 1,850,319	\$ 4,366,356	\$ (2,516,037)
Washington Park	\$ 1,325,868	\$ 3,464,945	\$ (2,139,077)
Broadview Park	\$ 4,565,496	\$ 8,996,752	\$ (4,431,256)
Total	\$ 9,706,132	\$ 21,902,166	\$ (12,196,034)*

**Estimates for Net Fiscal Impacts would be higher in FY 2023 due to inflationary increases*

General Fund

One-Time Capital Costs

Departments	Capital Expense
Police	\$ 5,253,867
Fire	\$ 11,956,080
Development Services	\$ 667,532
Parks and Recreation	\$ 1,790,000
Public Works - Roadways	\$ 2,000,000
Total	\$ 21,667,479*

- Police: Vehicles and technology equipment for 86 new officers
- Fire Rescue: One (1) new EMS substation plus training, uniforms, and other equipment for 42 new firefighters
- Public Works: Funding for roadway asset management
- Parks and Recreation: Vehicle assets (mowers, tractors, golf carts, trailers, dump truck, etc.) plus technology equipment for 35 new employees

**Estimates for Net Fiscal Impacts would be higher in FY 2023 due to inflationary increases*

Total Additional Employees



Police
86 Employees



Fire Rescue
42 Employees



Public Works
12 Employees



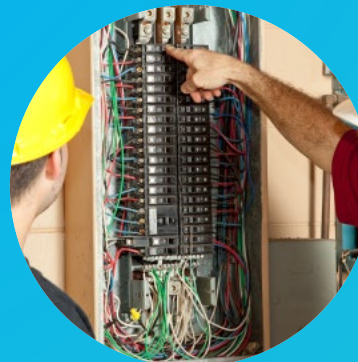
Sanitation
5 Employees



Parks and Recreation
35 Employees



Development Services
5 Employees



Building
2 Employees

187
Employees

This estimate does not account for additional administrative staffing needs.

Increase in Taxable Values

FY 2019 vs. FY 2023

Neighborhood	FY 2019 Taxable Value	FY 2023 Taxable Value	Variance	% Increase
Boulevard Gardens	\$ 87,201,470	\$ 98,612,590	\$ 11,411,120	13.1%
Franklin Park	\$ 32,231,450	\$ 44,366,050	\$ 12,134,600	37.6%
Roosevelt Gardens	\$ 68,739,240	\$ 125,065,830	\$ 56,326,590	81.9%
Washington Park	\$ 55,841,320	\$ 102,145,210	\$ 46,303,890	82.9%
Broadview Park	\$ 217,362,850	\$ 313,371,610	\$ 96,008,760	44.2%
Total	\$ 461,376,330	\$ 683,561,290	\$ 222,184,960	48.2%

Neighborhood	FY 2019 Taxes Collectable	FY 2023 Taxes Collectable	Variance	% Increase
Boulevard Gardens	\$ 344,841	\$ 389,966	\$ 45,125	13.1%
Franklin Park	\$ 127,460	\$ 175,447	\$ 47,987	37.6%
Roosevelt Gardens	\$ 271,831	\$ 494,576	\$ 222,745	81.9%
Washington Park	\$ 220,826	\$ 403,936	\$ 183,110	82.9%
Broadview Park	\$ 859,567	\$ 1,239,237	\$ 379,670	44.2%
Total	\$ 1,824,525	\$ 2,703,162	\$ 878,637	48.2%

FY 2023 Financial Impact on Residents

Taxable Value	\$150,000			\$250,000			\$350,000		
Jurisdiction	County	City	Variance	County	City	Variance	County	City	Variance
Ad Valorem	\$ 350	\$ 618	\$ 268	\$ 584	\$ 1,030	\$ 446	\$ 817	\$ 1,442	\$ 624
Ad Valorem - City Debt	-	\$ 42	\$ 42	-	\$ 71	\$ 71	-	\$ 99	\$ 99
Ad Valorem - EMS/Fire	\$ 393	-	\$ (393)	\$ 655	-	\$ (655)	\$ 917	-	\$ (917)
Ad Valorem - Street Lighting	\$ 56	-	\$ (56)	\$ 94	-	\$ (94)	\$ 131	-	\$ (131)
Fire Assessment Fee	\$ 190	\$ 321	\$ 131	\$ 190	\$ 321	\$ 131	\$ 190	\$ 321	\$ 131
Stormwater Assessment	-	\$ 258	\$ 258	-	\$ 258	\$ 258	-	\$ 258	\$ 258
Garbage Collection	\$ 330	\$ 549	\$ 219	\$ 330	\$ 549	\$ 219	\$ 330	\$ 549	\$ 219
Utility Tax 10%	-	\$ 99	\$ 99	-	\$ 99	\$ 99	-	\$ 99	\$ 99
Utility Surcharge 25%	\$ 222	-	\$ (222)	\$ 222	-	\$ (222)	\$ 222	-	\$ (222)
Total	\$ 1,541	\$ 1,887	\$ 346	\$ 2,075	\$ 2,328	\$ 253	\$ 2,607	\$ 2,768	\$ 160

- 2022 Average Single-Family Assessed Value in Unincorporated Neighborhoods: \$246,365
- City Ad Valorem Rate (4.1193) versus Broward Municipal Services District Ad Valorem Rate (2.3353) as well as having a Fire Rescue MSTU (Municipal Services Taxing Unit) Rate (2.6191)

Process Steps for Annexation

Florida Statute 171

By Florida Statute 171, to annex an unincorporated neighborhood, a municipality needs to:

- Submit a formal report to the County with required components (Prerequisites to annexation - Statute 171.042)
- Conduct two (2) public hearings
- Pass an Annexation Ordinance
- Public Hearing before the Broward Legislative Delegation
- Oversee a voter referendum
- Revise the City Charter
- File annexation with the Florida Department of State

An aerial photograph of a city, likely Miami, showing a dense urban landscape with numerous high-rise buildings, streets, and green spaces. The entire image is covered with a semi-transparent blue overlay. A thick green horizontal line is positioned below the main title.

Commission Discussion

