

RESOLUTION NO. 17-156

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA, RELATING TO THE PROVISION OF FIRE SERVICES, FACILITIES AND PROGRAMS IN THE CITY OF FORT LAUDERDALE, FLORIDA; ESTABLISHING THE ESTIMATED ASSESSMENT RATE FOR FIRE ASSESSMENTS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2017; DIRECTING THE PREPARATION OF AN ASSESSMENT ROLL; AUTHORIZING A PUBLIC HEARING AND DIRECTING THE PROVISION OF NOTICE THEREOF; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, in June of 1999, the City of Fort Lauderdale implemented a recurring annual fire rescue special assessment program to provide a portion of the funding for the City's fire rescue services and facilities with the adoption of Ordinance No. C-99-49 and imposed fire rescue assessments for Fiscal Year 1999-2000 with the adoption of Resolution Nos. 99-81 and 99-100; and

WHEREAS, Ordinance No. C-16-03 was adopted on February 2, 2016, amending Ordinance C-99-49; and

WHEREAS, pursuant to Ordinance No. C-99-49, as amended, the imposition of fire assessments for Fiscal Year 2017-2018 requires certain processes such as notice and the preparation of the Assessment Roll; and

WHEREAS, annually a Preliminary Rate Resolution describing the fire services, facilities or programs to be provided, determining the Fire Assessed Cost to be assessed against property located within the City, directing the preparation of an assessment roll, authorizing a public hearing and directing the provision of notice thereof is required by Ordinance No. C-99-49, as amended, for the imposition of the fire assessments; and

WHEREAS, the City Commission of the City of Fort Lauderdale, Florida, deems it to be in the best interest of the citizens and residents of the City of Fort Lauderdale to adopt this Preliminary Rate Resolution;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA:

SECTION 1. **AUTHORITY.** This resolution is adopted pursuant to the provisions of the Fire Assessment Ordinance (Ordinance No. C-99-49), as amended by Ordinance No. C-16-03 (herein "Ordinance"), the Initial Assessment Resolution (Resolution No. 99-81), the Final Assessment Resolution (Resolution No. 99-100), Sections 166.021 and 166.041, Florida Statutes, and other applicable provisions of law.

SECTION 2. **PURPOSE AND DEFINITIONS.** This resolution constitutes the Preliminary Rate Resolution as defined in the Ordinance which initiates the annual process for updating the Assessment Roll and directs the imposition of Fire Assessments for the Fiscal Year beginning October 1, 2017. All capitalized words and terms not otherwise defined herein shall have the meanings set forth in the Ordinance, the Initial Assessment Resolution and the Final Assessment Resolution. Unless the context indicates otherwise, words imparting the singular number, include the plural number, and vice versa:

"Commercial Property" means, collectively, those Tax Parcels with a Code Description designated as "Commercial" in the Improvement Codes attached to the Initial Assessment Resolution, together with those parcels that meet the definition of Recreational Vehicle Park.

"Demand Percentage" means the percentage of demand for fire services, facilities, or programs attributable to each Property Use Category determined by analyzing the historical demand for fire services as reflected in the Fire Rescue Incident Reports in the State Database under the methodology described in Section 6 of this Preliminary Rate Resolution.

"Emergency Medical Services" means those services recorded in Incident Reports that assign a "type of situation found" code of EMS. The "type of situation found codes" are reflected on Pages 28 through 31 of Exhibit A attached hereto.

"Emergency Medical Services Cost" means the amount, other than first response medical rescue services, determined by the City Commission that is associated with Emergency Medical Services.

"FFIRS" means the Florida Fire Incident Reporting System maintained by the Florida State Fire Marshal.

"Fire Assessed Cost" means

(1) the amount determined by the City Commission to be assessed in any Fiscal Year to fund all or any portion of the cost of the provision of fire services, facilities, or programs which provide a special benefit to Assessed Property, and shall include, but not be limited to, the following components: (A) the cost of physical construction, reconstruction or completion of any required facility or improvement; (B) the costs incurred in any required acquisition or purchase; (C) the cost of all labor, materials, machinery, and equipment; (D) the cost of fuel, parts, supplies, maintenance, repairs, and utilities; (E) the cost of computer services, data processing, and communications; (F) the cost of all lands and interest therein, leases, property rights, easements, and franchises of any nature whatsoever; (G) the cost of any indemnity or surety bonds and premiums for insurance; (H) the cost of salaries, volunteer pay, workers' compensation insurance, or other employment benefits; (I) the cost of uniforms, training, travel, and per diem; (J) the cost of construction plans and specifications, surveys and estimates of costs; (K) the cost of engineering, financial, legal, and other professional services; (L) the costs of compliance with any contracts or agreements entered into by the City to provide fire services; (M) all costs associated with the structure, implementation, collection, and enforcement of the Fire Assessments, including any service charges of the Tax Collector, or Property Appraiser and amounts necessary to off-set discounts received for early payment of Fire Assessments pursuant to the Uniform Assessment Collection Act or for early payment of Fire Assessments; (N) all other costs and expenses necessary or incidental to the acquisition, provision, or construction of fire services, facilities, or programs, and such other expenses as may be necessary or incidental to any related financing authorized by the City Commission by subsequent resolution; (O) a reasonable amount for contingency and anticipated delinquencies and uncollectible Fire Assessments; and (P) reimbursement to the City or any other Person for any moneys advanced for any costs incurred by the City or such Person in connection with any of the foregoing components of Fire Assessed Cost.

(2) In the event the City also imposes an impact fee upon new growth or development for fire related capital improvements, the Fire Assessed Cost shall not include costs attributable to capital improvements necessitated by new growth or development that will be paid by such impact fees.

(3) In no event shall the Fire Assessed Cost include any amount attributable to the Emergency Medical Services Cost.

"Fire Rescue Incident Reports" means those Incident Reports that do not record Emergency Medical Services.

"Incident Report" means an individual report filed in the State Database.

"Recreational Vehicle Park" means (1) a place set aside and offered by a person, for either direct or indirect remuneration of the owner, lessor, or operator of such place, for the parking, accommodation, or rental of five or more recreational vehicles or tents; and (2) licensed by the Department of Health of the State of Florida, or its successor in function as a "recreational vehicle park" under Chapter 513, Florida Statutes, as may be amended from time-to-time.

"Residential Property" means those Tax Parcels with a Code Description designated as "Residential" in the Improvement Codes attached to the Initial Assessment Resolution, excluding those Tax Parcels that meet the definition of Recreational Vehicle Park.

"State Database" means the incident data specific to the City derived from the FFIRS Incident Reports maintained by the Florida State Fire Marshal.

### SECTION 3. PROVISION AND FUNDING OF FIRE SERVICES.

(A) Upon the imposition of Fire Assessments for fire services, facilities, or programs against Assessed Property located within the City, the City shall provide fire services to such Assessed Property. A portion of the cost to provide such fire services, facilities, or programs shall be funded from proceeds of the Fire Assessments. The remaining cost required providing fire services, facilities, and programs shall be funded by available City revenues other than Fire Assessment proceeds.

(B) It is hereby ascertained, determined, and declared that each parcel of Assessed Property located within the City will be benefited by the City's provision of fire services, facilities, and programs in an amount not less than the Fire Assessment imposed against such parcel, computed in the manner set forth in this Preliminary Rate Resolution.

SECTION 4. IMPOSITION AND COMPUTATION OF FIRE ASSESSMENTS. Fire Assessments shall be imposed against all Tax Parcels within the Property Use Categories. Fire Assessments shall be computed in the manner set forth in this Preliminary Rate Resolution.

SECTION 5. LEGISLATIVE DETERMINATIONS OF SPECIAL BENEFIT AND FAIR APPORTIONMENT. It is hereby ascertained and declared that the Fire Assessed Costs provide a special benefit to the Assessed Property based upon the following legislative determinations, and based upon that report entitled City of Ft. Lauderdale Fire Rescue Assessment Report, dated as of June 2003, prepared by Government Services Group and Nabors, Giblin &

Nickerson, P.A., the City of Fort Lauderdale, Florida Fire Rescue Assessment Memorandum dated June 2007 prepared by Government Services Group, Inc., and the City of Fort Lauderdale, Florida Fire Rescue Updated Assessment Program Memorandum dated June 2016 prepared by Government Services Group, Inc., which are hereby incorporated by reference.

**general**

(A) Upon the adoption of this Preliminary Rate Resolution, determining the Fire Assessed Costs and identifying the Assessed Property to be included in the Assessment Roll, the legislative determinations of special benefit ascertained and declared in Section 1.04 of the Ordinance are hereby ratified and confirmed, to the extent authorized by law.

(B) It is fair and reasonable to use the Improvement Codes and the DOR Codes for the Cost Apportionment and the Parcel Apportionment because: (1) the Tax Roll database employing the use of such property use codes is the most comprehensive, accurate, and reliable information readily available to determine the property use and Building Area for improved property within the City, and (2) the Tax Roll database within such property use codes is maintained by the Property Appraiser and is thus consistent with parcel designations on the Tax Roll which compatibility permits the development of an Assessment Roll in conformity with the requirements of the Uniform Method of Collection.

(C) The data available in the Improvement Codes is more useful and accurate to determine Building Area than relying exclusively upon the data maintained in the DOR Code alone because (1) the data maintained in the Improvement Codes reveals the existence of a Building with a different use than the use described on the DOR Code, and (2) the Improvement Codes represent records maintained by the Property Appraiser with the most information relative to Building Area regardless of property use.

**cost apportionment**

(D) It is fair and reasonable and consistent with the decision from the Supreme Court in the case of City of North Lauderdale v. SMM Properties, Inc., 825 So.2d 343 (Fla. 2002), to exclude from the Fire Assessed Cost amounts determined to constitute the Emergency Medical Services Cost.

(E) Apportioning Fire Assessed Costs among classifications of improved property based upon historical demand for fire services, but not Emergency Medical Services, is fair and reasonable and proportional to the special benefit received.

(F) The Fire Rescue Incident Reports are the most reliable data available to determine the potential demand for fire services from property use and to determine the benefit

to property use resulting from the availability of fire services to protect and serve Buildings located within Assessed Property and their intended occupants. There exists sufficient Fire Rescue Incident Reports documenting the historical demand for fire services from Assessed Property within the Property Use Categories. The Demand Percentage determined for each Property Use Category by an examination of such Fire Rescue Incident Reports is consistent with the experience of the City. Therefore, the use of Demand Percentages determined by an examination of Fire Rescue Incident Reports is a fair and reasonable method to apportion the Fire Assessed Costs among the Property Use Categories.

(G) As a result of the urbanized character of the City, the suppression of fire on vacant property primarily benefits the Buildings within the adjacent improved property by the containment of the spread of fire rather than the preservation of the vacant property. Therefore, it is fair and reasonable not to apportion any of the Fire Assessed Costs to vacant property and the Fire Rescue Incident Reports documenting historical fire services provided to vacant property were thus omitted from the Demand Percentage calculation.

(H) The level of services required to meet anticipated demand for fire services and the corresponding annual fire budget required to fund fire services provided to non-specific property uses would be required notwithstanding the occurrence of any incidents from such non-specific property uses. Therefore, it is fair and reasonable to omit from the Demand Percentage calculation the Fire Rescue Incident Reports documenting fire services provided to non-specific property uses.

#### **residential parcel apportionment**

(I) The size or the value of the Residential Property does not determine the scope of the required fire response. The potential demand for fire services is driven by the existence of a Dwelling Unit and the anticipated average occupant population.

(J) Apportioning the Fire Assessed Costs for fire services attributable to Residential Property on a per Dwelling Unit basis is required to avoid cost inefficiency and unnecessary administration and is a fair and reasonable method of Parcel Apportionment based upon historical call data.

#### **non-residential parcel apportionment**

(K) The risk of loss and the demand for fire service availability is substantially the same for Buildings below a certain minimum size. Because the value and anticipated occupancy of non-residential Buildings below a certain minimum size is less, it is fair, reasonable and equitable to provide a lesser assessment burden on improved property containing such Buildings by the creation of specific Building Area classification ranges for such parcels.

(L) The separation of improved Non-Residential Property into Building Area classification ranges is fair and reasonable for the purposes of Parcel Apportionment because: (1) the absence of a need for precise square footage data within the ad valorem tax records maintained by the Property Appraiser undermines the use of actual Building Area within each improved parcel as a basis for Parcel Apportionment; (2) the administrative expense and complexity created by an on-site inspection to determine the actual Building Area within each improved parcel assessed is impractical; (3) the demand for fire service availability is not precisely determined or measured by the actual Building Area within benefited parcels; and (4) the classification of parcels within Building Area classification ranges is a fair and reasonable method to classify benefited parcels and to apportion costs among benefited parcels that create similar demand for the availability of fire services.

(M) The demand for the availability of fire services diminishes at the outer limit of Building size because a fire occurring in a structure greater than a certain size is not capable of being suppressed under expected conditions and the fire control activities under such circumstances are directed to avoid the spread of the fire event to adjacent Buildings. Therefore, it is fair and reasonable to place a cap on the Building Area classification of benefited parcels within Non-Residential Property.

(N) In accordance with Section 166.223, Florida Statutes, which mandates that the City treat Recreational Vehicle Park property as Commercial Property for non-ad valorem special assessments levied by the City like this proposed Fire Assessment, it is fair and reasonable to treat each space within the Recreational Vehicle Parks as a Building of Commercial Property and assign the minimum square footage of 1,200 square feet that is mandated by the Department of Health under Chapter 64E-15.002 (3), Florida Administrative Code, for Recreational Vehicle Park spaces, the minimum square footage of 2,400 square feet that is mandated by the Department of Health under Chapter 64E-15.002(2), Florida Administrative Code, for mobile home spaces inside Recreational Vehicle Parks, and a square footage of five hundred (500) square feet for tent spaces inside Recreational Vehicle Parks, also as mandated by Chapter 64E-15.002 (3), Florida Administrative Code.

(O) Institutional Property whose use is wholly exempt from ad valorem taxation under Florida law provides facilities and uses to the ownership, occupants, membership as well as the public in general that otherwise might be requested or required to be provided by the City and such property uses serve a legitimate public purpose and provide a public benefit. Therefore, it is fair and reasonable not to impose Fire Assessments upon Buildings located on such parcels of Institutional Property whose Building use is wholly exempt from ad valorem taxation under Florida law. Accordingly, no Fire Assessment shall be imposed upon Buildings located on a parcel of Institutional Property whose Building use is wholly exempt from ad valorem taxation under Florida law.

(P) Government Property provides facilities and uses to the community, local constituents and the public in general that serve a legitimate public purpose and provide a public benefit. Therefore, it is fair and reasonable not to impose Fire Assessments upon such parcels of Government Property.

SECTION 6. COST APPORTIONMENT METHODOLOGY.

(A) Using data from the Fire Rescue Incident Reports related to the type of calls and physical location of each call, the City assigned fire incidents within the City, to Property Use Categories.

(B) Based upon such assignment of Fire Rescue Incident Reports to Property Use Categories, the number of Fire Rescue Incident Reports filed within a sampling period were determined for each Property Use Category. A Demand Percentage was then determined for each Property Use Category by calculating the percentage that Fire Rescue Incident Reports allocated to each Property Use Category, bear to the total number of Fire Rescue Incident Reports documented for all Property Use Categories within the sampling period.

(C) The Demand Percentage for each Property Use Category was then applied to the Fire Assessed Costs and the resulting product is the cost allocation of that portion of the Fire Assessed Costs allocated to each individual Property Use Category.

SECTION 7. PARCEL APPORTIONMENT METHODOLOGY.

(A) The apportionment among Tax Parcels of that portion of the Fire Assessed Costs apportioned to each Property Use Category under the Cost Apportionment shall be consistent with the Parcel Apportionment methodology described in, determined in and reflected on Pages 18 through 20 of Exhibit A attached hereto, which Parcel Apportionment methodology is hereby approved, adopted, and incorporated into this Preliminary Rate Resolution by reference.

(B) It is hereby acknowledged that the Parcel Apportionment methodology described in, determined in and reflected on Pages 18 through 20 of Exhibit A attached hereto is to be applied in the calculation of the estimated Fire Assessment rates established in Section 8 of this Preliminary Rate Resolution.



SECTION 8. DETERMINATION OF FIRE ASSESSED COSTS; ESTABLISHMENT OF ANNUAL FIRE ASSESSMENT RATES.

(A) The Fire Assessed Costs to be assessed and apportioned among benefited parcels pursuant to the Cost Apportionment and the Parcel Apportionment for the Fiscal Year commencing October 1, 2017, is the amount determined in the Estimated Fire Assessment Rate Schedule, reflected on Pages 24 through 26 of Exhibit A attached hereto. The approval of the Estimated Fire Assessment Rate Schedule by the adoption of this Preliminary Rate Resolution determines the amount of the Fire Assessed Costs. The remainder of such Fiscal Year budget for fire services, facilities, and programs shall be funded from available City revenue other than Fire Assessment proceeds.

(B) The estimated Fire Assessments specified in the Estimated Fire Assessment Rate Schedule are hereby established to fund the specified Fire Assessed Costs determined to be assessed in the Fiscal Year commencing October 1, 2017. No portion of such Fire Assessed Costs are attributable to impact fee revenue that funds capital improvements necessitated by new growth or development. Further, no portion of such Fire Assessed Costs are attributable to the Emergency Medical Services Cost.

(C) The estimated Fire Assessments established in this Preliminary Rate Resolution shall be the estimated assessment rates applied by the City Manager in the preparation of the updated Assessment Roll for the Fiscal Year commencing October 1, 2017, as provided in Section 9 of this Preliminary Rate Resolution.

SECTION 9. ANNUAL ASSESSMENT ROLL.

(A) The City Manager is hereby directed to prepare, or cause to be prepared, an updated Assessment Roll for the Fiscal Year commencing October 1, 2017, in the manner provided in the Ordinance. The updated Assessment Roll shall include all Tax Parcels within the Property Use Categories. The City Manager shall apportion the estimated Fire Assessed Cost to be recovered through Fire Assessments in the manner set forth in this Preliminary Rate Resolution. A copy of this Preliminary Rate Resolution, the Ordinance, the Initial Assessment Resolution, the Final Assessment Resolution, documentation related to the estimated amount of the Fire Assessed Cost to be recovered through the imposition of Fire Assessments, and the updated Assessment Roll shall be maintained on file in the office of the City Clerk and open to public inspection. The foregoing shall not be construed to require that the updated Assessment Roll proposed for the Fiscal Year beginning October 1, 2017, be in printed form if the amount of the Fire Assessment for each parcel of property can be determined by the use of a computer terminal available to the public.

(B) It is hereby ascertained, determined, and declared that the method of determining the Fire Assessments for fire services as set forth in this Preliminary Rate Resolution is a fair and reasonable method of apportioning the Fire Assessed Cost among parcels of Assessed Property located within the City.

SECTION 10. AUTHORIZATION OF PUBLIC HEARING. There is hereby established a public hearing to be held at 6:00 p.m. on September 13, 2017, in the Commission Chambers of City Hall, 100 North Andrews Avenue, Fort Lauderdale, Florida, at which time the City Commission will receive and consider any comments on the Fire Assessments from the public and affected property owners and consider imposing Fire Assessments for the Fiscal Year beginning October 1, 2017. The City Commission will also consider collecting such assessments from non-Government Property on the same bill as ad valorem taxes and collecting such assessments from Government Property pursuant to the procedures provided in Section 3.03 of the Ordinance.

SECTION 11. NOTICE BY PUBLICATION. The City Manager shall publish a notice of the public hearing authorized by Section 10 of this Preliminary Rate Resolution in the manner and time provided in Section 2.04 of the Ordinance. The notice shall be published no later than August 18, 2017, in substantially the form attached hereto as Exhibit B.

SECTION 12. NOTICE BY MAIL. The City Manager shall also provide notice by first class mail to the Owner of each parcel of Assessed Property, in the event circumstances described in Section 2.08(F) of the Ordinance so require. Such notices shall be mailed no later than August 18, 2017.


SECTION 13. APPLICATION OF ASSESSMENT PROCEEDS. Proceeds derived by the City from the Fire Assessments will be used for the provision of fire services, facilities, and programs. In the event there is any fund balance remaining at the end of the Fiscal Year, such balance shall be carried forward and used only to fund fire services, facilities, and programs.

SECTION 14. CONFLICTS. All resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 15. SEVERABILITY. If any clause, section, other part or application of this Resolution is held by any court of competent jurisdiction to be unconstitutional or invalid, in part or application, it shall not affect the validity of the remaining portions or applications of this Resolution.

SECTION 16. EFFECTIVE DATE. This Preliminary Rate Resolution shall take effect immediately upon its passage and adoption.

ADOPTED this the 11th day of July, 2017.



\_\_\_\_\_  
Mayor  
JOHN P. "JACK" SEILER

ATTEST:



\_\_\_\_\_  
City Clerk  
JEFFREY A. MODARELLI

# City of Fort Lauderdale, Florida

## Fire Rescue Updated Assessment Program Memorandum

JUNE 2016

**Presented by:**  
Government Services Group, Inc.  
1500 Mahan Drive, Suite 250  
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(850) 681-3717  
(850) 224-7206 (fax)

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# Introduction

The City of Fort Lauderdale (City) has engaged the professional services and specialized assistance of Government Services Group, Inc. (GSG) to assist with updating the existing fire rescue assessment program for Fiscal Year 2016-17. GSG is a consulting firm that specializes in addressing and resolving local government finance and taxation issues by working with cities, counties, special districts, and state agencies to develop uniquely tailored funding and service delivery solutions for critical infrastructure and service needs.

This document is the City of Fort Lauderdale Fire Assessment Memorandum (Assessment Memorandum), which is one of the project deliverables specified by the agreed-to Scope of Services.

## BACKGROUND

In Fiscal Year 2015-16, the assessment program funded approximately \$34 million of the City's total fire rescue costs. Table 1 lists the City's current special assessment rates as implemented for Fiscal Year 2015-16.

**Table 1**  
**City of Fort Lauderdale Fire Assessment Rates (FY 2015-16)**

Residential Property Use Categories	Rate Per Dwelling Unit			
Dwelling Unit	\$225			
Non-Residential Property Use Categories	Building Classification (in square foot ranges)	Commercial	Industrial/ Warehouse	Institutional
	≤ 1,999	\$346	\$61	\$488
	2,000 - 3,499	\$691	\$122	\$976
	3,500 - 4,999	\$1,209	\$214	\$1,708
	5,000 - 9,999	\$1,726	\$305	\$2,440
	10,000 - 19,999	\$3,452	\$610	\$4,880
	20,000 - 29,999	\$6,903	\$1,220	\$9,756
	30,000 - 39,999	\$10,355	\$1,829	\$14,638
	40,000 - 49,999	\$13,806	\$2,439	\$19,517
	50,000 - 59,999	\$17,258	\$3,049	\$24,396
	60,000 - 69,999	\$20,709	\$3,658	\$29,275
	70,000 - 79,999	\$24,161	\$4,268	\$34,154
	80,000 - 89,999	\$27,612	\$4,877	\$39,033
	90,000 - 99,999	\$31,064	\$5,487	\$43,912
	≥ 100,000	\$34,515	\$6,097	\$48,791

Source: City of Fort Lauderdale

# Service Delivery Description and Assessable Cost Calculations

## SERVICE DELIVERY DESCRIPTION

The Fire Rescue Department provides standard fire suppression, emergency medical services (EMS), state disaster response, hazmat response, dive rescue, emergency management and disaster preparedness, fire prevention and safety education. The Fire Rescue Department's rescue service component is certified at an Advanced Life Support (ALS) level of service.

The Fire Rescue Department also provides fire and EMS services to the City of Wilton Manors through an interlocal agreement between the City of Fort Lauderdale and the City of Wilton Manors. The fire and EMS services are provided by Station 16 located within the municipal boundaries of Wilton Manors.

The Fire Rescue Department operates eleven fire rescue stations. Table 2 identifies the Fire Rescue Department stations, as well as the corresponding physical location address.

**Table 2**  
**Fire Rescue Department Stations**

Station	Address
Station 2	528 NW 2 <sup>nd</sup> Street Fort Lauderdale, FL
Station 3	2801 SW 4 <sup>th</sup> Avenue Fort Lauderdale, FL
Station 13	2871 E Sunrise Boulevard Fort Lauderdale, FL
Station 16 (serves Wilton Manors)	533 NE 22 <sup>nd</sup> Street Wilton Manors, FL
Station 29	2002 NE 16 <sup>th</sup> Street Fort Lauderdale, FL
Station 35	1969 E Commercial Boulevard Fort Lauderdale, FL
Station 46	1515 NW 19 <sup>th</sup> Street Fort Lauderdale, FL
Station 47	1000 SW 27 <sup>th</sup> Avenue Fort Lauderdale, FL
Station 49 (Water related emergencies)	1015 Seabreeze Boulevard Fort Lauderdale, FL
Station 53 (53 serves Executive Airport and serves as Training Facility)	2200 Executive Airport Way Fort Lauderdale, FL
Station 54	3200 NE 32 <sup>nd</sup> Street Fort Lauderdale, FL

Source: City of Fort Lauderdale

Table 3 identifies the Fire Rescue Department's active response, as well as the corresponding station allocation for each identified vehicle.



**Table 3  
Fire Rescue Department Apparatus Inventory**

<b>Station</b>	<b>Apparatus</b>
Station 2	Engine 2
	Engine 8
	Tower 2
	Rescue 2
	Rescue 8
	Battalion 2 Division 2
Station 3	Engine 3
	Rescue 3
Station 13	Engine 13
	Ladder 13
	Rescue 13
	Battalion 13
Station 16	Engine 16
	Rescue 16
	Battalion 16
Station 29	Engine 29
	Rescue 29
Station 35	Engine 35
	Ladder 35
	Rescue 35
Station 46	Engine 46
	Rescue 46
	Rescue 246
Station 47	Engine 47
	Rescue 47
	Rescue 247
	Squad 47
Station 49	Engine 49
	Rescue 49
Station 53	Engine 88
	Truck 53
	Rescue 53
Station 54	Engine 54
	Rescue 54

Source: City of Fort Lauderdale

Tables 4 through 6 outline the Fire Rescue Department's current service operations and service components. Table 4 outlines the Fire Rescue Department's organizational structure.

**Table 4  
Fire Rescue Department Organizational Chart**

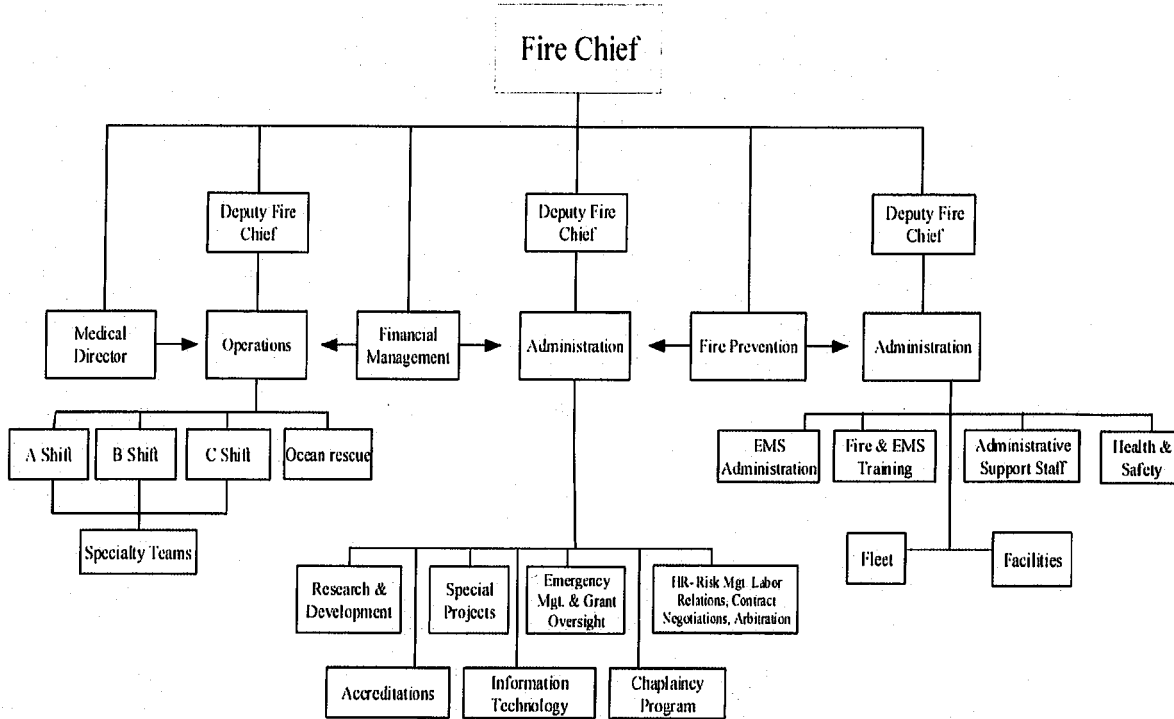


Table 5 describes the minimum staffing for each apparatus. This information is used with the development of the Administrative Factor, as further discussed in the "Development of Factors" section of this Updated Assessment Memorandum.

**Table 5  
Fire Rescue Department Apparatus Minimum Staffing Requirements**

Apparatus	Apparatus Minimum Staffing
Engine	3 personnel
Rescue	2 personnel
Ladder	3 personnel
Truck	2 personnel
Battalion Vehicle	1 personnel

Source: City of Fort Lauderdale

The current pumping capacity is defined as the combined amount of water that all apparatus in the Fire Rescue Department can pump to a first alarm, non-residential fire. As outlined by Table 6, the pumping capacity of the Fire Rescue Department is 22,500 gallons per minute for all active apparatus. Accordingly, based on National Fire Protection Association firefighting standards for fire-flow, the Fire Rescue Department currently has sufficient fire-flow capacity to provide service coverage in the event of a fire involving significant to unlimited square footage.

**Table 6**  
**Fire Rescue Department Apparatus Fire Flow**

Station	Apparatus	Fire Flow
Station 2	Engine 2	1,500
	Engine 8	1,500
	Tower 2	1,500
Station 3	Engine 3	1,500
Station 13	Engine 13	1,500
	Ladder 13	1,500
Station 16	Engine 16	1,500
Station 29	Engine 29	1,500
Station 35	Engine 35	1,500
	Ladder 35	1,500
Station 46	Engine 46	1,500
Station 47	Engine 47	1,500
Station 49	Engine 49	1,500
Station 53	Engine 88	1,500
Station 54	Engine 54	1,500
<b>Total</b>		<b>22,500</b>

Source: City of Fort Lauderdale

## DEVELOPMENT OF FACTORS

### FIRE RESCUE V. EMERGENCY MEDICAL SERVICES

In June 2000, litigation over the City of North Lauderdale fire rescue assessment program resulted in a decision by the Fourth District Court of Appeals in the case of SMM Properties, Inc. v. City of North Lauderdale, (the "North Lauderdale" case). The Fourth District Court of Appeals concluded that Emergency Medical Services (EMS) did not provide a special benefit to property. The Court, however, reaffirmed that fire suppression, fire prevention, fire/building inspections and first responder medical services do provide a special benefit to property.

To address these concerns, GSG developed a revised methodology that removed the costs associated with emergency medical services. The revised apportionment methodology only utilized fire incident report data related to non-EMS calls. This change in the type of incident data that could be used in the apportionment methodology resulted in a change to the call incident profile. In August 2002, the Florida Supreme Court upheld the decision of the Fourth District Court of Appeals.

GSG used the projected Fiscal Year 2016-17 departmental costs to allocate the costs between fire rescue and emergency medical services; this analysis was performed because of the Florida Supreme Court's opinion in City of North Lauderdale v. SMM Properties that emergency medical services (above the level of first response) does not provide a special benefit to property. Accordingly, the fire rescue costs were split from emergency medical service costs based on the following general guidelines.

### DIRECT ALLOCATIONS

To the extent that certain line items could be allocated directly between fire and EMS, direct allocations were made. For example, all costs associated with the following Divisions were allocated entirely to Fire except for the line item "Assignment Pay": Fire Prevention, Fire Safety Inspections, Fire Plans Review,

High Rise Sprinklers and ARFF/Crash Fire Divisions. Similarly, all costs associated with the EMS Administration and Ocean Rescue Divisions were allocated entirely to EMS.

## ADMINISTRATIVE FACTOR

Certain line items were allocated between fire and EMS based on an Administrative Factor. This Administrative Factor is derived by creating a ratio between non-EMS or fire personnel and total combat personnel. On average, under normal staffing, the City has 52 non-EMS personnel and 28 EMS personnel, for a total of 80 combat personnel. This normal staffing therefore yields a 65.0 percent non-EMS Administrative Factor.

This percentage was then applied to all applicable line items to allocate the costs that could not be directly allocated as fire costs or EMS costs, and that could not be operationally allocated. For example, the personnel expenditures for salaries and benefits for the following Divisions were allocated based on the Administrative Factor except for the line item "Assignment Pay": Fire Rescue Administration, Domestic Preparedness, Financial Management, EMS & Training Special Operations, Support Services and Fire Rescue Support. Similarly, the Administrative Factor was applied to operating expenditures line items such as "Electricity" and "Office Supplies" to determine the fire service costs of these line items.

## OPERATIONAL FACTOR

Other assessable cost line items may also be allocated between fire and EMS based on an Operational Factor. The Operational Factor is derived by creating a ratio between non-EMS (i.e. fire) calls and EMS calls, and this ratio, which is based on the Fire Rescue Department's operations, was applied to certain budget line items such as "Gasoline" and "Servchg-Fleet O&M".

To develop the Operational Factor for the City, GSG obtained fire rescue incident data identifying the number of fire rescue calls made to property categories within the City over a two-year period (Calendar Years 2014 and 2015). The City fire rescue incident data was used to determine the demand for fire rescue services.

The State Fire Marshal's office uses the Florida Fire Incident Reporting System (FFIRS). This system is a tool for fire rescue departments to report and maintain computerized records of fire rescue incidents and other department activities in a uniform manner. Under this system, a series of basic phrases with code numbers are used to describe fire rescue incidents. Appendix B provides a codes list for the "type of situation found" as recorded on the fire rescue incident reports used to identify EMS and non-EMS calls.

The ratio between non-EMS (i.e. fire) calls and EMS calls is then applied to all applicable line items to allocate the costs that could not be directly allocated as fire costs or EMS costs, and that could not be administratively allocated. For the 2014 and 2015 calendar years, the City reported 102,752 total fire rescue incidents to FFIRS, of which 25,473 were non-EMS (i.e. fire) calls and 77,279 were EMS calls. This information results in a 24.79 percent non-EMS Operational Factor.

## ASSESSABLE COST CALCULATIONS

The fire rescue assessable cost calculations for Fiscal Year 2016-17 are based on the following assumptions for the purpose of this Fire Rescue Assessment Report.

- The City provided the projected Fiscal Year 2016-17 Fire Rescue Department budget. The Fire Rescue Department budget is divided into several divisions; each division was analyzed separately and then aggregated to a summary budget.
- The line items comprising "Revenues" are shown as a reduction of the total projected expenditures for each fiscal year, thereby reducing the total assessable costs for each respective year. "Revenues" are comprised of revenue directly received from or for the delivery of fire rescue services. Most revenues were able to be allocated between fire and EMS based on a Direct Factor allocation. No annual increase was applied across "Revenues".
- Pursuant to section 197.3632, Florida Statutes, the tax collector and property appraiser may each enter into an agreement with the local government for reimbursement of necessary administrative costs incurred from the collection of the non-ad valorem assessment. Accordingly, if any such fee(s) is charged, the fee may be recouped as an add-on to the total assessable costs for the year.
- The line item "Collection Costs @ 2% (Tax Collector)" under "Additional Costs" reflects reimbursement for the collection costs associated with the non-ad valorem assessment incurred by the Tax Collector. Pursuant to section 197.3632, Florida Statutes, a municipal or county government shall only compensate the tax collector for the actual costs of collecting the non-ad valorem assessment. Accordingly, the Tax Collector's collection costs are estimated to be 2% of the total assessable costs. The applied collection charge is estimated to be adequate to cover the Tax Collector's actual collection costs.  
  
However, reimbursement for the costs incurred by the Property Appraiser associated with the non-ad valorem assessment roll are already included as a line-item within the Fire Rescue budget.
- The line item "Statutory Discount @ 5% (4% Early Payment/1% Non-Collection)" under "Additional Costs" reflects a 95% collection of the Fire Rescue Assessment to cover the 4% statutory discount allowed by the Uniform Method and 1% reserve for under collection. Accordingly, the statutory discount is budgeted at 5% of the total assessable costs.

Table 7 provides a calculation of the assessable costs for Fiscal Year 2016-17 based on an application of the above factors to the projected Fiscal Year 2016-17 budget as provided by the City. The calculation yields an assessable cost of \$44,528,050 for Fiscal Year 2016-17.

**Table 7  
Fire Rescue Assessable Cost Calculations (FY 2016-17)**

		FY 16 - 17 Projected Budget	FY 16 - 17 Assessable Budget
<b>EXPENDITURES</b>			
<b>10 SALARIES &amp; WAGES</b>			
1101	PERMANENT SALARIES	\$33,244,940	\$20,607,041
1104	TEMPORARY SALARIES	\$290,165	\$0
1107	PART TIME SALARIES	\$398,935	\$0
1110	SICK CONV TO CASH	\$59,750	\$37,313
1113	VAC MGMT CONV	\$60,500	\$39,125
1201	LONGEVITY PAY	\$628,950	\$389,761
1304	ASSIGNMENT PAY	\$3,775,433	\$8,580
1307	P&F INCENTIVE PAY	\$168,720	\$110,472
1313	STANDBY PAY	\$9,000	\$9,000
1316	UPGRADE PAY	\$874,000	\$568,274
1401	CAR ALLOWANCES	\$87,000	\$57,078
1404	CLOTHING ALLOWANCES	\$34,500	\$22,780
1407	EXPENSE ALLOWANCES	\$10,080	\$624
1413	CELLPHONE ALLOWANCE	\$23,040	\$14,730
1501	OVERTIME 1.5X PAY	\$1,354,500	\$622,000
1504	OVERTIME 1X PAY	\$28,250	\$12,935
1701	RETIREMENT GIFTS	\$2,000	\$1,300
1799	OTHER TERM PAY	\$85,468	\$67,469
1801	CORE ADJUSTMENTS	\$899,291	\$643,315
<b>Character 10 Totals</b>		<b>\$42,034,522</b>	<b>\$23,211,796</b>
<b>20 FRINGE BENEFITS</b>			
2104	MILEAGE REIMBURSE	\$100	\$65
2119	WELLNESS INCENTIVES	\$5,500	\$3,100
2204	PENSION - GENERAL EMP	\$609,924	\$155,618
2207	PENSION - POLICE & FIRE	\$7,792,361	\$5,118,740
2299	PENSION - DEF CONT	\$108,828	\$4,508
2301	SOC SEC/MEDICARE	\$2,868,820	\$1,783,643
2304	SUPPLEMENTAL FICA	\$254,056	\$139,491
2404	HEALTH INSURANCE	\$3,042,945	\$1,828,993
2410	WORKERS' COMP	\$1,761,845	\$1,090,025
<b>Character 20 Totals</b>		<b>\$16,444,379</b>	<b>\$10,124,183</b>
<b>30 SERVICES/MATERIALS</b>			
3113	FIN & BANK SERV	\$432,000	\$2,000
3125	MEDICAL SERVICES	\$85,000	\$0
3199	OTHER PROF SERV	\$113,740	\$22,750
3201	AD/MARKETING	\$250	\$163
3207	LAUNDRY SERVICES	\$500	\$325
3216	COSTS/FEES/PERMITS	\$51,950	\$51,513
3222	CUSTODIAL SERVICES	\$23,000	\$14,950

		FY 16 - 17 Projected Budget	FY 16 - 17 Assessable Budget
3231	FOOD SERVICES	\$3,000	\$1,950
3237	LAWN & TREE SERVICE	\$15,000	\$9,750
3243	PRIZES & AWARDS	\$1,000	\$325
3249	SECURITY SERVICES	\$6,800	\$4,525
3255	SOLID WASTE COLLECTIONS	\$2,150	\$1,450
3299	OTHER SERVICES	\$76,750	\$53,463
3304	OFFICE EQUIP RENT	\$19,800	\$13,505
3310	OTHER EQUIP RENT	\$2,000	\$1,138
3322	OTHER FACIL RENT	\$7,500	\$4,875
3401	COMPUTER MAINT	\$27,500	\$17,875
3404	COMPONENTS/PARTS	\$10,000	\$6,350
3407	EQUIP REP & MAINT	\$244,600	\$61,633
3425	BLDG REP MATERIALS	\$0	\$0
3428	BLDG REP & MAINT	\$52,000	\$32,500
3516	PRINTING SERV - EXT	\$100	\$65
3601	ELECTRICITY	\$310,000	\$222,500
3607	NAT/PROPANE GAS	\$18,000	\$12,050
3613	SPECIAL DELIVERY	\$1,100	\$623
3628	TELEPHONE/CABLE TV	\$61,940	\$40,566
3634	WATER/SEW/STORM	\$119,500	\$86,162
3799	OTHER CHEMICALS	\$16,000	\$10,400
3801	GASOLINE	\$81,351	\$47,762
3804	DIESEL FUEL	\$328,851	\$82,380
3904	BOOKS & MANUALS	\$4,500	\$3,638
3907	DATA PROC SUPPLIES	\$29,500	\$18,525
3910	ELECTRICAL SUPPLIES	\$1,500	\$975
3916	JANITORIAL SUPPLIES	\$42,800	\$27,625
3922	MEDICAL SUPPLIES	\$400,250	\$0
3925	OFFICE EQUIP < \$5000	\$10,500	\$6,538
3928	OFFICE SUPPLIES	\$32,500	\$22,038
3931	PERIODICALS & MAG	\$250	\$250
3937	SAFETY/TRAIN MAT	\$250	\$163
3940	SAFETY SHOES	\$15,350	\$15,228
3946	TOOLS/EQUIP < \$5000	\$68,000	\$39,700
3949	UNIFORMS	\$259,100	\$149,802
3999	OTHER SUPPLIES	\$130,000	\$80,873
<b>Character 30 Totals</b>		<b>\$3,105,882</b>	<b>\$1,168,903</b>
<b>40 OTHER OPER EXP</b>			
4101	CERTIFICATION TRAIN	\$12,000	\$8,225
4104	CONFERENCES	\$30,500	\$18,875
4110	MEETINGS	\$4,750	\$3,175
4113	MEMBERSHIPS/DUES	\$5,300	\$4,430
4116	SCHOOLS	\$750	\$488

		<b>FY 16 - 17 Projected Budget</b>	<b>FY 16 - 17 Assessable Budget</b>
4299	OTHER CONTRIBUTIONS	\$4,000,000	\$4,000,000
4304	INDIRECT ADMIN SERVICES CHARGES	\$4,994,849	\$3,024,291
4308	OVERHEAD-FLEET	\$553,179	\$152,061
4334	SERVCHG-AIRPORT	\$29,016	\$18,860
4343	SERVCHG-ITS	\$3,544,852	\$2,256,454
4355	SERVCHG-PRINT SHOP	\$8,750	\$7,275
4361	SERVCHG-PUB WORKS	\$6,250	\$4,063
4372	SERVCHG-FLEET REPLACEMENT	\$2,140,668	\$1,371,839
4373	SERVCHG-FLEET O&M	\$1,401,420	\$396,253
4374	SERVCHG-NON FLEET	\$16,100	\$4,786
4401	AUTO LIABILITY	\$155,477	\$104,153
4404	FIDELITY BONDS	\$1,473	\$957
4407	EMP PROCEEDINGS	\$85,487	\$50,641
4410	GENERAL LIABILITY	\$78,150	\$46,294
4422	POL/FIRE AD&D	\$12,810	\$8,519
4431	PUB OFFICIALS LIAB	\$11,735	\$7,393
<b>Character 40 Totals</b>		<b>\$17,093,516</b>	<b>\$11,489,032</b>
<b>60 CAPITAL OUTLAY</b>			
6499	OTHER EQUIPMENT	\$45,000	\$0
<b>Character 60 Totals</b>		<b>\$45,000</b>	<b>\$0</b>
<b>90 OTHER USES</b>			
9237	DEBT SERVICE - POB'S - 2204	\$398,088	\$101,569
9237A	DEBT SERVICE - POB'S - 2207	\$7,511,917	\$4,934,519
<b>Character 90 Totals</b>		<b>\$7,910,005</b>	<b>\$5,036,088</b>
<b>TOTAL EXPENDITURES</b>		<b>\$86,633,304</b>	<b>\$51,030,002</b>
<b>REVENUES</b>			
	FIREFIGHTERS PENSION INSURANCE PREM TAX	\$4,000,000	\$4,000,000
	PHOTOS COPIES & PRINT SALES	\$250	\$163
	ALARM RESPONSE FEES	\$450,000	\$450,000
	FIRE INSPECTION FEES	\$700,000	\$700,000
	FIRE HI-RISE TEST FEES	\$600,000	\$600,000
	FIRE PLAN REVIEW FEES	\$630,000	\$630,000
	FIRE REINSPECTION FEES	\$30,000	\$30,000
	SPECIAL FIRE TEST FEES	\$100,000	\$100,000
	HAZARDOUS MATERIALS FEES	\$10,000	\$10,000
	WILTON MANORS - FIRE/EMS	\$2,321,253	\$1,508,814
	MISCELLANEOUS FIRE FEES	\$1,250	\$813
	EMS SERVICE FEES	\$284,000	\$0
	LAZY LAKES - FIRE/EMS	\$3,560	\$2,314
	FIRE/RESCUE TRANSPORT FEE	\$6,650,000	\$0
	FIRE/RESCUE INTERFACILITY TRANSPORT FEES	\$50,000	\$0
	FIRE TRAINING SURCHARGE	\$750	\$750



	FY 16 - 17 Projected Budget	FY 16 - 17 Assessable Budget
HAZ MAT DONATIONS	\$454,211	\$454,210
FIRE/AIRPORT-INTERFUND SVC CHG	\$1,110,700	\$1,110,700
CHGS TO OTHER FDS	\$1,179,204	\$0
MISCELLANEOUS INCOME	\$25,450	\$0
MISC GRANT REIMBURSEMENTS	\$25,000	\$16,250
TRI-COUNTY PAV REIMBURSEMENTS	\$7,540	\$4,901
<b>TOTAL REVENUES</b>	<b>\$18,633,168</b>	<b>\$9,618,915</b>
<b>TOTAL NET EXPENDITURES</b>	<b>\$68,000,136</b>	<b>\$41,411,087</b>
<b>ADDITIONAL COSTS</b>		
COLLECTION COSTS @ 2% (TAX COLLECTOR)		\$890,561
STATUTORY DISCOUNT @ 5% (4% EARLY PAYMENT/1% NON-COLLECTION)		\$2,226,403
<b>TOTAL ADDITIONAL COSTS</b>		<b>\$3,116,964</b>
<b>TOTAL ASSESSABLE COSTS</b>		<b>\$44,528,050</b>

Source: City of Fort Lauderdale

The fire rescue assessable cost calculations for Fiscal Years 2017-18 through 2020-21 are based on the following assumptions for the purpose of this Fire Rescue Assessment Report.

- A three percent annual increase was applied across all "Personnel Expenses" and "Operating Expenses".
- No annual increase was applied to "Capital/Debt Service Expenses" because these costs represent either "One Time" annually budgeted expenditures or annual debt service payments set by amortization schedules developed when funds were borrowed.

Table 8 shows the calculation of the full cost of the Fire Rescue Assessment Program for Fiscal Year 2017-18 through Fiscal Year 2020-21 as well as the five-year average budget for Fiscal Years 2016-17 through 2020-21.

**Table 8**  
**Fire Rescue Assessable Cost Calculations Proforma (FY 2017-18 thru FY 2020-21)**

	Fiscal Year 17-18 Assessable Budget	Fiscal Year 18-19 Assessable Budget	Fiscal Year 19-20 Assessable Budget	Fiscal Year 20-21 Assessable Budget	Five Year Average Assessable Budget
<b>EXPENDITURES</b>					
Character 10 - Salaries & Wages	\$23,908,150	\$24,625,394	\$25,364,156	\$26,125,082	\$24,646,915
Character 20 - Fringe Benefits	\$10,427,909	\$10,740,746	\$11,062,969	\$11,394,857	\$10,750,133
Character 30 - Service/Materials	\$1,203,970	\$1,240,089	\$1,277,291	\$1,315,610	\$1,241,173
Character 40 - Other Operating	\$11,713,703	\$11,945,114	\$12,183,467	\$12,428,971	\$11,952,057
Character 60 - Capital Outlay	\$0	\$0	\$0	\$0	\$0
Character 90 - Other Uses	\$5,036,088	\$5,036,088	\$5,036,088	\$5,036,088	\$5,036,088
<b>TOTAL EXPENDITURES</b>	<b>\$52,289,820</b>	<b>\$53,587,432</b>	<b>\$54,923,972</b>	<b>\$56,300,608</b>	<b>\$53,626,367</b>
<b>TOTAL REVENUES</b>	<b>\$9,618,915</b>	<b>\$9,618,915</b>	<b>\$9,618,915</b>	<b>\$9,618,915</b>	<b>\$9,618,915</b>
<b>TOTAL ADDITIONAL COSTS</b>	<b>\$3,211,788</b>	<b>\$3,309,458</b>	<b>\$3,410,058</b>	<b>\$3,513,676</b>	<b>\$2,609,654</b>
<b>TOTAL ASSESSABLE COSTS</b>	<b>\$45,882,693</b>	<b>\$47,277,974</b>	<b>\$48,715,114</b>	<b>\$50,195,369</b>	<b>\$46,617,105</b>

Source: City of Fort Lauderdale

# Determination of Fire Rescue Services Demand

## INCIDENT DATA

GSG obtained information from the City in an electronic format, identifying the number and type of fire rescue incident responses by City fire rescue vehicles for the calendar years 2014 and 2015.

The City uses the Florida Fire Incident Reporting System (FFIRS) to record its fire rescue incidents. The FFIRS is a tool for fire rescue departments to report and maintain computerized records of fire rescue incidents and other department activities in a uniform manner.

Under this system, a series of basic phrases with code numbers are used to describe fire rescue incidents. A data field in the FFIRS, "type of situation found," identifies the incident as an EMS or non-EMS type of call for each incident. Appendix B provides a codes list for the "type of situation found" as recorded on the fire rescue incident reports used to identify EMS and non-EMS calls.

Another data field in the FFIRS, "fixed property use," identifies the type of property that fire rescue departments respond to for each fire rescue incident. The fixed property uses correlate to property uses determined by the Broward County Property Appraiser on the ad valorem tax roll. Appendix C provides a codes list for the "fixed property use" as recorded on the fire rescue incident reports.

GSG analyzed the 2014 and 2015 calendar years' fire rescue incident data from the FFIRS files to evaluate trends and determine if aberrations were present. City fire rescue incident data for the 2014 and 2015 calendar years represents 102,752 total fire rescue incidents.

Of the 102,752 fire rescue incidents, there were 77,279 incidents classified as EMS type incidents based on the type of situation found indicated on the incident report. The 77,297 EMS type incidents were not included in the analysis.

There are certain fire rescue incidents that could not be assigned to a specific property or parcel. These calls represent non-specific type incidents, which are incidents that either could not be correlated to a specific parcel or calls that involved auto accidents and other types of incidents along roads and highways.

Of the 25,473 remaining fire type incidents, 18,101 were calls to specific property uses. Accordingly, 7,372 incidents were considered non-specific type incidents. Because of the inability to correlate these non-specific type incidents to specific property categories, the call analysis does not include these 7,372 incidents.

Because of the urbanized character of the City, the suppression of fires on vacant land and agricultural property primarily benefits adjacent property by containing the spread of fire rather than preserving the integrity of the vacant parcel. Thus, incidents to vacant and agricultural property were not included in the final analysis of the fire call database. The 190 calls to these properties were removed.

Using the fixed property use codes, the remaining 17,911 fire type incidents corresponding to specific properties were assigned to the following property use categories: residential, commercial, industrial/warehouse, and institutional.

Table 9 outlines the property use category assignment of fire type incidents based on the analysis conducted.

**Table 9**  
**Fire Calls by Category (Calendar Years 2014 and 2015)**

<b>Property Category</b>	<b>Number of Calls</b>	<b>Percentage of Calls</b>
Residential	9,827	54.87%
Commercial	5,375	30.01%
Industrial/Warehouse	493	2.75%
Institutional	2,216	12.37%
<b>Total</b>	<b>17,911</b>	<b>100.00%</b>

Source: City of Fort Lauderdale

## **PROPERTY DATA**

The City provided GSG with information from the special assessment roll maintained by the Broward County Property Appraiser's office. For parcels assigned to the residential property use category, the City provided GSG with a listing of the total number of dwelling units. For parcels within the non-residential property use categories of commercial, industrial/warehouse, and institutional, the City provided the amount of square footage of the non-residential structures from the building files on the ad valorem tax roll with a cap of 100,000 square feet per building.

# Computation of Fire Rescue Assessments

## SPECIAL BENEFIT ASSUMPTIONS

The following assumptions support a finding that the fire rescue services, facilities, and programs provided by the City provide a special benefit to the assessed parcels.

- Fire rescue services, facilities, and programs possess a logical relationship to the use and enjoyment of property by: (i) protecting the value and integrity of improvements, structures and land through the availability and provision of comprehensive fire rescue services; (ii) protecting the life and safety of intended occupants in the use and enjoyment of property; and (iii) lowering the cost of fire insurance by the presence of a professional and comprehensive fire rescue program.
- The availability and provision of comprehensive fire rescue services enhance and strengthen the relationship of such services to the use and enjoyment of the parcels of property, the market perception of the area and, ultimately, the property values within the assessable area.

## APPORTIONMENT METHODOLOGY

The following section describes the assessment apportionment methodology for fire rescue services based on: (i) the fire rescue assessable cost calculations; (ii) the ad valorem tax roll maintained by the property appraiser; and (iii) the fire rescue incident data.

## COST APPORTIONMENT

The Fiscal Year 2016-17 assessable costs were apportioned among property use categories based upon the historical demand for fire rescue services reflected by the fire incident data for calendar year 2014 and 2015. This apportionment is illustrated in Table 10.

**Table 10**  
**Cost Apportionment (FY 2016-17)**

Property Category	Number of Calls	Percentage of Calls	Portion of Budget
Residential	9,827	54.87%	\$24,430,637
Commercial	5,375	30.01%	\$13,362,641
Industrial/Warehouse	493	2.75%	\$1,225,634
Institutional	2,216	12.37%	\$5,509,137
<b>Total</b>	<b>17,911</b>	<b>100.00%</b>	<b>\$44,528,050</b>

Source: City of Fort Lauderdale

## PARCEL APPORTIONMENT

The share of the assessable costs apportioned to each property use category was further apportioned among the individual buildings of property within each property use category in the manner described in Table 11.

**Table 11**  
**Parcel Apportionment within Property Use Categories**

Category	Parcel Apportionment
Residential	Per Dwelling Unit
Non-Residential	
Commercial	Improvement Area Per Building
Industrial/Warehouse	Within Square Footage Ranges
Institutional	

## RESIDENTIAL PARCEL APPORTIONMENT ASSUMPTIONS

The following assumptions support findings that the parcel apportionment applied in the Residential Property Use Category is fair and reasonable. The Residential Property Use Category includes such properties as single-family dwelling units, multi-family dwelling units, and mobile homes.

- The size or the value of the residential parcel does not determine the scope of the required fire services. The potential demand for fire services is driven by the existence of a dwelling unit and the anticipated average occupant population.
- Apportioning the assessed costs for fire services attributable to the residential property use category on a per dwelling unit basis is required to avoid cost inefficiency and unnecessary administration, and is a fair and reasonable method of parcel apportionment based upon historical fire call data.

## RESIDENTIAL PARCEL APPORTIONMENT CALCULATION

Based upon the historical demand for fire services, the percentage of assessable costs attributable to each residential property use category was calculated. The amount of the assessable costs allocable to each residential property use category was divided by the number of dwelling units in each category in the City to compute the fire assessment to be imposed against each dwelling unit. For each residential parcel, the actual number of dwelling units located on the parcel will be multiplied by the residential dwelling unit rate to compute the residential fire assessment amount for the parcel.

Table 12 illustrates the assignment of dwelling units under this apportionment methodology to the Residential Property Use Category.

**Table 12**  
**Parcel Apportionment Residential Property Use Category**

Property Use Category	Number of Dwelling Units
Residential	95,546

Source: City of Fort Lauderdale

## NON-RESIDENTIAL PARCEL APPORTIONMENT ASSUMPTIONS

The parcel apportionment for each Non-Residential Property Use Classification includes both minimum building classifications and an additional classification of all other improved buildings based upon the assumed square footage of structures and improvements within the improved parcel. The Non-Residential Property Use Classifications include Commercial, Industrial/Warehouse and Institutional property uses. The following describes the Non-Residential Property parcel apportionment calculation and the classification for Commercial, Industrial/Warehouse and Institutional categories.

The following assumptions support findings that the parcel apportionment applied in the Non-Residential Property Use Classification is fair and reasonable.

- The risk of loss and demand for fire rescue service availability is substantially the same for structures below a certain minimum size. Because the value and anticipated occupancy of structures below a certain minimum size is less, it is fair, reasonable, and equitable to provide a lesser assessment burden on such structures by the creation of specific property parcel classifications for those parcels.
- The separation of non-residential buildings into square footage classifications is fair and reasonable for the purposes of parcel apportionment because: (i) the absence of a need for precise square footage data within the ad valorem tax records maintained by the property appraiser undermines the use of actual square footage of structures and improvements within each improved building as a basis for parcel apportionment; (ii) the administrative expense and complexity created by an on-site inspection to determine the actual square footage of structures and improvements within each improved building assessed is impractical; (iii) the demand for fire rescue availability is not precisely determined or measured by the actual square footage of structures and improvements within benefited parcels; and (iv) the classification of buildings within square footage ranges is a fair and reasonable method to classify benefited buildings and to apportion costs among benefited buildings that create similar demand for the availability of fire rescue services.
- The demand for the availability of fire rescue services diminishes at the outer limit of structure size since a fire occurring in a structure greater than a certain size is not capable of being suppressed under expected conditions and the fire control activities under such circumstances are directed to avoid the spread of the fire event to adjacent structures. Therefore, it is fair and reasonable to place a cap on the square footage classification of benefited buildings within the non-residential property use categories based on the current pumping capacity. As outlined by Table 6, the pumping capacity of the Fire Rescue Department is 22,500 gallons per minute for all active apparatus. Accordingly, based on National Fire Protection Association firefighting standards for fire-flow, the Fire Rescue Department currently has sufficient fire-flow capacity to provide service coverage in the event of a fire involving significant to unlimited square footage. However, the City has made the policy decision to limit the cap on non-residential square footage at 100,000 square feet.

## NON-RESIDENTIAL PROPERTY PARCEL APPORTIONMENT CALCULATION AND CLASSIFICATION

Based upon the historical demand for fire rescue services, property in the Non-Residential Property Use Classification will be responsible for funding a percentage of the City's total fire rescue assessable costs segregated by Commercial, Industrial/Warehouse and Institutional categories. The amount of the assessable costs allocable to buildings within each of the Non-Residential Property Use Classification was calculated based upon the following classifications:

Buildings with square footage of non-residential improvements less than 1,999 square feet were assigned an improvement area of 1,000 square feet per building. Buildings with square footage of non-residential improvements between 2,000 square feet and 3,499 square feet were assigned an improvement area of 2,000 square feet per building. Buildings with non-residential improvements between 3,500 square feet and 4,999 square feet were assigned an improvement area of 3,500 square feet per building. Buildings with non-residential improvement areas between 5,000 square feet and 9,999 square feet were assigned an improvement area of 5,000 square feet per building. For parcels containing non-residential improvements greater than 10,000 square feet and less than 100,000 square feet, assignments of improvement area were made in 10,000 square foot increments. Buildings with non-residential improvements equal to or greater than 100,000 square feet were assigned an improvement area of 100,000 square feet.

Table 13 illustrates the assignment of buildings under this apportionment methodology in the Non-Residential Property Use Category.

**Table 13**  
**Parcel Apportionment Non-Residential Property Use Category**

Property Category	Square Foot Tier	Number of Buildings
Commercial	≤ 1,999	1,438
Commercial	2,000 - 3,499	850
Commercial	3,500 - 4,999	439
Commercial	5,000 - 9,999	583
Commercial	10,000 - 19,999	320
Commercial	20,000 - 29,999	112
Commercial	30,000 - 39,999	75
Commercial	40,000 - 49,999	43
Commercial	50,000 - 59,999	47
Commercial	60,000 - 69,999	25
Commercial	70,000 - 79,999	16
Commercial	80,000 - 89,999	16
Commercial	90,000 - 99,999	9
Commercial	≥ 100,000	83
Industrial/Warehouse	≤ 1,999	356
Industrial/Warehouse	2,000 - 3,499	272
Industrial/Warehouse	3,500 - 4,999	234
Industrial/Warehouse	5,000 - 9,999	362
Industrial/Warehouse	10,000 - 19,999	260
Industrial/Warehouse	20,000 - 29,999	86
Industrial/Warehouse	30,000 - 39,999	52
Industrial/Warehouse	40,000 - 49,999	38
Industrial/Warehouse	50,000 - 59,999	20
Industrial/Warehouse	60,000 - 69,999	14
Industrial/Warehouse	70,000 - 79,999	14
Industrial/Warehouse	80,000 - 89,999	10
Industrial/Warehouse	90,000 - 99,999	8
Industrial/Warehouse	≥ 100,000	48
Institutional	≤ 1,999	96
Institutional	2,000 - 3,499	99
Institutional	3,500 - 4,999	44
Institutional	5,000 - 9,999	72
Institutional	10,000 - 19,999	85
Institutional	20,000 - 29,999	29
Institutional	30,000 - 39,999	15
Institutional	40,000 - 49,999	12
Institutional	50,000 - 59,999	2
Institutional	60,000 - 69,999	4
Institutional	70,000 - 79,999	12
Institutional	80,000 - 89,999	7
Institutional	90,000 - 99,999	6
Institutional	≥ 100,000	38

Source: City of Fort Lauderdale

## COMPUTATION OF FIRE RESCUE ASSESSMENT RATES

Applying the parcel apportionment methodology, fire rescue assessment rates were computed for each specified property use category. Based on the assessable costs of providing fire rescue services, the number of fire calls apportioned to specific property categories and the number of billing units within the specified property categories, Table 14 illustrates the preliminary assessment rates after application of the assessment methodology based on 100 percent funding of the total assessable costs for Fiscal Year 2016-17 with the current square footage cap of 100,000 square feet.

**Table 14**  
**Preliminary Fire Rescue Assessment Rates (FY 2016-17) (100% Funding)**

Residential Property Use Categories		Rate Per Dwelling Unit			
Dwelling Unit		\$256			
Non-Residential Property Use Categories		Building Classification (In square foot ranges)	Commercial	Industrial/Warehouse	Institutional
		≤ 1,999	\$413	\$62	\$596
		2,000 - 3,499	\$826	\$123	\$1,192
		3,500 - 4,999	\$1,446	\$214	\$2,085
		5,000 - 9,999	\$2,065	\$306	\$2,979
		10,000 - 19,999	\$4,130	\$611	\$5,958
		20,000 - 29,999	\$8,259	\$1,222	\$11,915
		30,000 - 39,999	\$12,389	\$1,833	\$17,872
		40,000 - 49,999	\$16,518	\$2,443	\$23,829
		50,000 - 59,999	\$20,648	\$3,054	\$29,786
		60,000 - 69,999	\$24,777	\$3,665	\$35,743
		70,000 - 79,999	\$28,907	\$4,275	\$41,700
		80,000 - 89,999	\$33,036	\$4,886	\$47,657
		90,000 - 99,999	\$37,165	\$5,497	\$53,615
		≥ 100,000	\$41,295	\$6,108	\$59,572

\*Estimated Gross Revenue: \$44,528,050; Estimated Exempt Buy-down: \$5,186,474; Estimated Net Revenue: \$39,341,576.

## EXEMPTIONS AND IMPACT OF EXEMPTIONS

GSG has identified the aggregate cost for the fire services that are available to institutional tax-exempt and governmental parcels within the City. If the City decides to exempt institutional tax-exempt and governmental properties, they must fund the proportional assessed costs allocated to such exemptions from the other legally available sources because the financial burden of such exemptions cannot be apportioned to non-exempt parcels. Table 15 summarizes the estimated impact for Fiscal Year 2016-17 of exempting institutional, wholly tax-exempt and governmental, wholly tax-exempt property.

**Table 15**  
**Estimated Impact of Exemptions (FY 2016-17) (100% Funding)**

Financial Classification	Amount
Estimated Assessable Costs	\$44,528,050
Estimated Buy-down for Institutional, Tax-Exempt and Government	\$5,186,474
<b>Estimated Revenue Generated</b>	<b>\$39,341,576</b>



# Outstanding Issues

## EXEMPTION OF INSTITUTIONAL, TAX-EXEMPT PARCELS (NON-GOVERNMENTAL)

The aggregate cost for the fire rescue services that are available to institutional, wholly tax-exempt properties was estimated as part of the Institutional Property Use Category based on an analysis of each parcel's use. The fair apportionment concepts in the methodology provided within this Assessment Report require an identification of the calls for service to these properties and, therefore, their respective costs. In the event that a policy decision is made to exempt institutional, tax-exempt property, the proportional assessed costs allocated to such exemptions must be funded from other legally available sources because the financial burden of such exemption cannot be apportioned to non-exempt parcels. With any exemption, care should be taken to craft and ensure a non-discriminatory exemption class based upon valid public purpose concepts.

## EXEMPTION OF GOVERNMENTAL PARCELS

In addition to the institutional, wholly tax-exempt properties, the aggregate cost for fire rescue services provided to schools and governmental properties (municipalities, county, state, federal and any sovereign state or nation) was also estimated as part of the Institutional Property Use Category based on an analysis of each parcel's use. The fair apportionment concepts in the methodology provided within this Assessment Report require an identification of the calls for service to these properties and, therefore, their respective costs. In the event that a policy decision is made to exempt governmental property, the proportional assessed costs allocated to such exemptions must be funded from other legally available sources because the financial burden of such exemption cannot be apportioned to non-exempt parcels.

## NON-SPECIFIC CALLS

In the fire call analysis, certain fire related calls were classified as non-property specific, because of the location of occurrence in the incident report. These calls represent non-specific incidents that either could not be correlated to a specific parcel or involved auto accidents or other types of incidents along roads and highways. These calls are excluded from the analysis that determines the percentage of calls for service to respective property types and therefore, are not considered in the determination of the extent of budget required to fund the department. Because the budget is established based on the ability of the department to adequately protect structures, no adjustment has been made to the budget due to non-property specific calls. Further, even if such calls did affect the cost of the department's operations, there are sufficient non-assessment revenues available to offset any impact upon the budget.

## EXTENSION OF RATES

To accurately calculate the rates for this fiscal year, GSG apportioned the assessable cost amongst properties using a particular methodology as detailed in this Updated Assessment Memorandum. In order to ensure that the special assessment program is not compromised, the person/persons that prepare the assessment roll and extend the rates to particular properties should do so in the same manner as the rates were calculated in this Updated Assessment Memorandum. Failure to do so may result in inconsistencies between the methodology used to calculate rates for a specific property and the rates that a specific property is billed and may also result in an overall revenue shortfall.

# Appendix A

PROFORMA RATES FY 2017-18 THROUGH FY 2020-21 & 5-Year Average

The following table illustrates the preliminary assessment rates after application of the assessment methodology based on 100 percent funding of the total assessable costs for Fiscal Year 2017-18 with the current square footage cap of 100,000 square feet.

**Preliminary Fire Rescue Assessment Rates (FY 2017-18) (100% Funding)**

Residential Property Use Categories	Rate Per Dwelling Unit			
Dwelling Unit	\$264			
Non-Residential Property Use Categories	Building Classification (in square foot ranges)	Commercial	Industrial/Warehouse	Institutional
	≤ 1,999	\$426	\$63	\$614
	2,000 - 3,499	\$852	\$126	\$1,228
	3,500 - 4,999	\$1,490	\$221	\$2,149
	5,000 - 9,999	\$2,128	\$315	\$3,070
	10,000 - 19,999	\$4,256	\$630	\$6,139
	20,000 - 29,999	\$8,511	\$1,259	\$12,277
	30,000 - 39,999	\$12,766	\$1,888	\$18,416
	40,000 - 49,999	\$17,021	\$2,518	\$24,554
	50,000 - 59,999	\$21,276	\$3,147	\$30,692
	60,000 - 69,999	\$25,531	\$3,776	\$36,831
	70,000 - 79,999	\$29,786	\$4,406	\$42,969
	80,000 - 89,999	\$34,041	\$5,035	\$49,107
	90,000 - 99,999	\$38,296	\$5,664	\$55,246
	≥ 100,000	\$42,551	\$6,293	\$61,384

\*Estimated Gross Revenue: \$45,882,693; Estimated Exempt Buy-down: \$5,344,258; Estimated Net Revenue: \$40,538,435.

The following table illustrates the preliminary assessment rates after application of the assessment methodology based on 100 percent funding of the total assessable costs for Fiscal Year 2018-19 with the current square footage cap of 100,000 square feet.

**Preliminary Fire Rescue Assessment Rates (FY 2018-19) (100% Funding)**

Residential Property Use Categories	Rate Per Dwelling Unit			
Dwelling Unit	\$272			
Non-Residential Property Use Categories	Building Classification (in square foot ranges)	Commercial	Industrial/Warehouse	Institutional
	≤ 1,999	\$439	\$65	\$633
	2,000 - 3,499	\$877	\$130	\$1,266
	3,500 - 4,999	\$1,535	\$227	\$2,214
	5,000 - 9,999	\$2,193	\$325	\$3,163
	10,000 - 19,999	\$4,385	\$649	\$6,326
	20,000 - 29,999	\$8,769	\$1,297	\$12,651
	30,000 - 39,999	\$13,154	\$1,946	\$18,976
	40,000 - 49,999	\$17,538	\$2,594	\$25,301
	50,000 - 59,999	\$21,923	\$3,243	\$31,626
	60,000 - 69,999	\$26,307	\$3,891	\$37,951
	70,000 - 79,999	\$30,692	\$4,539	\$44,276
	80,000 - 89,999	\$35,076	\$5,188	\$50,601
	90,000 - 99,999	\$39,461	\$5,836	\$56,926
	≥ 100,000	\$43,845	\$6,485	\$63,251

\*Estimated Gross Revenue: \$47,277,974; Estimated Exempt Buy-down: \$5,506,776; Estimated Net Revenue: \$41,771,198.

The following table illustrates the preliminary assessment rates after application of the assessment methodology based on 100 percent funding of the total assessable costs for Fiscal Year 2019-20 with the current square footage cap of 100,000 square feet.

**Preliminary Fire Rescue Assessment Rates (FY 2019-20) (100% Funding)**

Residential Property Use Categories	Rate Per Dwelling Unit			
Dwelling Unit	\$280			
Non-Residential Property Use Categories	Building Classification (in square foot ranges)	Commercial	Industrial/Warehouse	Institutional
	≤ 1,999	\$452	\$67	\$652
	2,000 - 3,499	\$904	\$134	\$1,304
	3,500 - 4,999	\$1,582	\$234	\$2,282
	5,000 - 9,999	\$2,259	\$335	\$3,259
	10,000 - 19,999	\$4,518	\$669	\$6,518
	20,000 - 29,999	\$9,036	\$1,337	\$13,035
	30,000 - 39,999	\$13,554	\$2,005	\$19,552
	40,000 - 49,999	\$18,071	\$2,673	\$26,070
	50,000 - 59,999	\$22,589	\$3,341	\$32,587
	60,000 - 69,999	\$27,107	\$4,009	\$39,104
	70,000 - 79,999	\$31,625	\$4,677	\$45,621
	80,000 - 89,999	\$36,142	\$5,346	\$52,139
	90,000 - 99,999	\$40,660	\$6,014	\$58,656
	≥ 100,000	\$45,178	\$6,682	\$65,173

\*Estimated Gross Revenue: \$48,715,114; Estimated Exempt Buy-down: \$5,674,169; Estimated Net Revenue: \$43,040,945.

The following table illustrates the preliminary assessment rates after application of the assessment methodology based on 100 percent funding of the total assessable costs for Fiscal Year 2020-21 with the current square footage cap of 100,000 square feet.

**Preliminary Fire Rescue Assessment Rates (FY 2020-21) (100% Funding)**

Residential Property Use Categories	Rate Per Dwelling Unit			
Dwelling Unit	\$289			
Non-Residential Property Use Categories	Building Classification (in square foot ranges)	Commercial	Industrial/Warehouse	Institutional
	≤ 1,999	\$466	\$69	\$672
	2,000 - 3,499	\$932	\$138	\$1,344
	3,500 - 4,999	\$1,630	\$241	\$2,351
	5,000 - 9,999	\$2,328	\$345	\$3,358
	10,000 - 19,999	\$4,656	\$689	\$6,716
	20,000 - 29,999	\$9,311	\$1,377	\$13,431
	30,000 - 39,999	\$13,966	\$2,066	\$20,146
	40,000 - 49,999	\$18,621	\$2,754	\$26,862
	50,000 - 59,999	\$23,276	\$3,443	\$33,577
	60,000 - 69,999	\$27,931	\$4,131	\$40,292
	70,000 - 79,999	\$32,586	\$4,820	\$47,008
	80,000 - 89,999	\$37,241	\$5,508	\$53,723
	90,000 - 99,999	\$41,896	\$6,196	\$60,438
	≥ 100,000	\$46,551	\$6,885	\$67,154

\*Estimated Gross Revenue: \$50,195,369; Estimated Exempt Buy-down: \$5,846,369; Estimated Net Revenue: \$44,348,785.

The following table illustrates the preliminary assessment rates after application of the assessment methodology based on 100 percent funding of the total assessable costs for the Five-Year Average Budget with the current square footage cap of 100,000 square feet.

**Preliminary Fire Rescue Assessment Rates (5-Year Average Budget) (100% Funding)**

Residential Property Use Categories	Rate Per Dwelling Unit			
Dwelling Unit	\$268			
Non-Residential Property Use Categories	Building Classification (In square foot ranges)	Commercial	Industrial/ Warehouse	Institutional
	≤ 1,999	\$433	\$64	\$624
	2,000 - 3,499	\$865	\$128	\$1,248
	3,500 - 4,999	\$1,514	\$224	\$2,183
	5,000 - 9,999	\$2,162	\$320	\$3,119
	10,000 - 19,999	\$4,324	\$640	\$6,237
	20,000 - 29,999	\$8,647	\$1,279	\$12,474
	30,000 - 39,999	\$12,970	\$1,919	\$18,710
	40,000 - 49,999	\$17,293	\$2,558	\$24,947
	50,000 - 59,999	\$21,616	\$3,197	\$31,183
	60,000 - 69,999	\$25,940	\$3,837	\$37,420
	70,000 - 79,999	\$30,263	\$4,476	\$43,657
	80,000 - 89,999	\$34,586	\$5,115	\$49,893
	90,000 - 99,999	\$38,909	\$5,755	\$56,130
	≥ 100,000	\$43,232	\$6,394	\$62,366

\*Estimated Gross Revenue: \$46,617,105; Estimated Exempt Buy-down: \$5,429,800; Estimated Net Revenue: \$41,187,305.

# Appendix B

## SITUATION FOUND CODES & DESCRIPTIONS

<b>Situation Found</b>	<b>Description</b>	<b>EMS/Non-EMS</b>
100	Fire, Other	Non-EMS
1000	Fire Call 0 No Hazards Found	Non-EMS
111	Building Fire	Non-EMS
112	Fires in structures other than in a building	Non-EMS
113	Cooking fire, confined to a container	Non-EMS
1131	Cooking Fire/"Confined to Oven"	Non-EMS
114	Chimney or flue fire, confined to chimney or flue	Non-EMS
115	Incinerator overload or malfunction, fire confined	Non-EMS
116	Fuel burner/boiler malfunction, fire confined	Non-EMS
117	Commercial compactor fire, confined to rubbish	Non-EMS
118	Trash or rubbish fire, contained	Non-EMS
123	Fire in portable building, fixed location	Non-EMS
130	Mobile property (vehicle) fire, other	Non-EMS
131	Passenger vehicle fire	Non-EMS
132	Road freight or transport vehicle fire	Non-EMS
134	Water vehicle fire	Non-EMS
135	Aircraft fire	Non-EMS
137	Camper or RV fire	Non-EMS
140	Natural vegetation fire	Non-EMS
141	Forest, woods or wildland fire	Non-EMS
142	Brush, or brush and grass mixture fire	Non-EMS
143	Grass fire	Non-EMS
150	Outside rubbish fire, other	Non-EMS
151	Outside rubbish, trash or waste fire	Non-EMS
152	Garbage dump or sanitary landfill fire	Non-EMS
153	Construction or demolition landfill fire	Non-EMS
154	Dumpster or other outside trash receptacle fire	Non-EMS
155	Outside stationary compactor/compacted trash fire	Non-EMS
160	Special outside fire, other	Non-EMS
161	Outside storage fire	Non-EMS
162	Outside equipment fire	Non-EMS
163	Outside gas or vapor combustion explosion	Non-EMS
173	Cultivated trees or nursery stock fire	Non-EMS
200	Overpressure rupture, explosion, overheat, other	Non-EMS
210	Overpressure rupture from steam, other	Non-EMS
211	Overpressure rupture of steam pipe or pipeline	Non-EMS
220	Overpressure rupture from air or gas, other	Non-EMS
240	Explosion (no fire), other	Non-EMS
243	Fireworks explosion (no fire)	Non-EMS
251	Excessive heat, scorch burns with no ignition	Non-EMS
300	Rescue, EMS call, other	EMS
3000	EMS Call - No Patient Contact	EMS
300I	Inter-Facility Transports	EMS
300S	EMS Call - Sentinel Event	EMS
311	Medical assist, assist EMS crew	EMS

<b>Situation Found</b>	<b>Description</b>	<b>EMS/Non-EMS</b>
311M	Medical = MedUSA report	EMS
320	Allergic reaction	EMS
321	EMS call, excluding vehicle accident with injury	EMS
322	Vehicle accident with injuries	EMS
323	Motor vehicle/pedestrian accident (MV Ped)	EMS
323B	Motor Vehicle/Bicycle	EMS
324	Motor Vehicle Accident, No Injuries	Non-EMS
331	Lock-in (if lock out, use 511)	Non-EMS
340	Search, other	Non-EMS
341	Search for person on land	Non-EMS
342	Search for person in water	Non-EMS
350	Extrication, rescue, other	Non-EMS
351	Extrication of victim(s) from building/structure	Non-EMS
352	Extrication of victim(s) from vehicle	Non-EMS
353	Removal of victim(s) from stalled elevator	Non-EMS
354	Trench/below grade rescue	Non-EMS
355	Confined space rescue	Non-EMS
356	High angle rescue	Non-EMS
357	Extrication of victim(s) from machinery	Non-EMS
360	Water & ice related rescue, other	Non-EMS
361	Swimming/recreational water areas rescue	Non-EMS
364	Surf rescue	Non-EMS
365	Watercraft rescue	Non-EMS
371	Electrocution or potential electrocution	Non-EMS
372	Trapped by power lines	Non-EMS
381	Rescue or EMS standby	EMS
400	Hazardous condition, other	Non-EMS
410	Flammable gas or liquid condition, other	Non-EMS
411	Gasoline or other flammable liquid spill	Non-EMS
412	Gas leak	Non-EMS
413	Oil or other combustible liquid spill	Non-EMS
420	Toxic condition, other	Non-EMS
421	Chemical hazard ( no spill or leak )	Non-EMS
422	Chemical spill or leak	Non-EMS
423	Refrigeration leak	Non-EMS
424	Carbon monoxide incident	Non-EMS
430	Radioactive condition, other	Non-EMS
431	Radiatin leak, radioactive material	Non-EMS
440	Electrical wiring/equipment problem, other	Non-EMS
441	Heat from short circuit (wiring), defective/worn	Non-EMS
442	Overheated motor	Non-EMS
443	Light ballast breakdown	Non-EMS
444	Power line down	Non-EMS
445	Arcing, shorted electrical equipment	Non-EMS
451	Police Assist	Non-EMS



<b>Situation Found</b>	<b>Description</b>	<b>EMS/Non-EMS</b>
460	Accident, potential accident, other	Non-EMS
461	Building or structure weakened or collapsed	Non-EMS
462	Aircraft standby	Non-EMS
4621	Aircraft standby (ARFF) Alert 1	Non-EMS
4622	Aircraft standby (ARFF) Alert 2	Non-EMS
4623	Aircraft standby (ARFF) Alert 3	EMS
4624	Aircraft standby (ARFF) Refueling	EMS
463	Vehicle accident, general cleanup	Non-EMS
4631	Vehicle accident Assisting other Jurisdiction	Non-EMS
471	Explosive, bomb removal (for bomb scare, use 721)	Non-EMS
480	Attempted burning, illegal action, other	Non-EMS
481	Attempt to burn	Non-EMS
482	Threat to burn	Non-EMS
500	Service call, other	Non-EMS
510	Person in distress, other	Non-EMS
511	Lock-out	Non-EMS
5110	Lock-In no medical need	Non-EMS
512	Ring or jewelry removal	Non-EMS
520	Water problem, other	Non-EMS
521	Water evacuation	Non-EMS
522	Water or steam leak	Non-EMS
531	Smoke or odor removal	Non-EMS
540	Animal problem, other	Non-EMS
541	Animal problem	Non-EMS
542	Animal rescue	Non-EMS
550	Public service assistance, other	Non-EMS
551	Assist police or other governmental agency	Non-EMS
552	Police matter	Non-EMS
553	Public service	Non-EMS
554	Assist invalid	Non-EMS
555	Defective elevator	Non-EMS
561	Unauthorized burning	Non-EMS
571	Cover assignment, standby, moveup	Non-EMS
6001E	Good Intent EMS	EMS
611E	Cancelled En Route EMS	EMS
621	Wrong location	Non-EMS
622	No incident found upon arrival	Non-EMS
631	Authorized controlled burning	Non-EMS
632	Prescribed fire	Non-EMS
641	Vicinity alarm (incident in other location)	Non-EMS
650	Steam, other gas mistaken for smoke, other	Non-EMS
651	Smoke scare, odor of smoke	Non-EMS
652	Steam, vapor, fog or dust thought to be smoke	Non-EMS
653	Barbecue, tar kettle	Non-EMS
661	EMS call, party transported by non-fire agency	EMS

<b>Situation Found</b>	<b>Description</b>	<b>EMS/Non-EMS</b>
671	Hazmat release investigation w/no hazmat	Non-EMS
672	Biological hazard investigation, none found	Non-EMS
700	False alarm or false call, other	Non-EMS
7005	Single Unit Alarm Response	Non-EMS
710	Malicious, mischievous false call, other	Non-EMS
711	Municipal alarm system, malicious false alarm	Non-EMS
712	Direct tie to FD, malicious/false alarm	Non-EMS
713	Telephone, malicious false alarm	Non-EMS
714	Central station, malicious false alarm	Non-EMS
715	Local alarm system, malicious false alarm	Non-EMS
721	Bomb scare - no bomb	Non-EMS
730	System malfunction	Non-EMS
731	Sprinkler activation due to malfunction	Non-EMS
732	Extinguishing system activation due to malfunction	Non-EMS
733	Smoke detector activation due to malfunction	Non-EMS
734	Heat detector activation due to malfunction	Non-EMS
735	Alarm system sounded due to malfunction	Non-EMS
736	CO detector activation due to malfunction	Non-EMS
740	Unintentional transmission of alarm, other	Non-EMS
741	Sprinkler activation, no fire - unintentional	Non-EMS
742	Extinguishing system activation	Non-EMS
743	Smoke detector activation, no fire - unintentional	Non-EMS
744	Detector activation, no fire - unintentional	Non-EMS
745	Alarm system sounded, no fire - unintentional	Non-EMS
746	Carbon monoxide detector activation, no CO	Non-EMS
812	Flood assessment	Non-EMS
814	Lightning strike (no fire)	Non-EMS
900	Special type of incident, other, Dumpster fire	Non-EMS
9001	No call - Incident created by mistake	Non-EMS
9002	Community Outreach	Non-EMS
9003	Demo	Non-EMS
9004	Assist Fire Prevention	Non-EMS
9005	Special Detail	EMS
9006	Baby Sleep Safe	EMS
9007	Tactical Survey	Non-EMS
911	Citizen complaint	Non-EMS

# Appendix C

## FIXED PROPERTY USE CODES & DESCRIPTIONS

Fixed Property Use	Description	Category Assigned
000	FIXED PROP USE UNDETERMINED	NON-SPECIFIC
100	UNKNOWN OTHER	NON-SPECIFIC
110	FIXED USE RECREATION, OTHER	COMMERCIAL
111	BOWLING ESTABLISHMENT	COMMERCIAL
115	ROLLER RINK	COMMERCIAL
116	SWIMMING FACILITY	COMMERCIAL
120	VARIABLE USE AMUSEMENT/RECREATION	COMMERCIAL
121	BALLROOM,GYMNASIUM	COMMERCIAL
122	EXHIBITION HALL	COMMERCIAL
123	ARENA/STADIUM	COMMERCIAL
124	PLAYGROUND	COMMERCIAL
129	AMUSEMENT CENTER INDOOR/OUTDOOR	COMMERCIAL
130	PLACES OF WORSHIP,CHURCH,FUNERAL PARLOR	INSTITUTIONAL
131	CHURCH/CHAPEL	INSTITUTIONAL
134	FUNERAL PARLOR/CHAPEL	INSTITUTIONAL
140	CLUBS, OTHER	COMMERCIAL
141	ATHLETIC CLUB/YMCA	INSTITUTIONAL
142	CLUB HOUSE	COMMERCIAL
143	YACHT CLUB	COMMERCIAL
144	CASINO, GAMBLING CLUBS	COMMERCIAL
150	PUBLIC, GOVT, OTHER	INSTITUTIONAL
151	LIBRARY	INSTITUTIONAL
152	MUSEUM, ART GALLERY	INSTITUTIONAL
154	MEMORIAL STRUCTURE,MONUMENT	INSTITUTIONAL
155	COURT ROOM	INSTITUTIONAL
160	EATING/DRINKING PLACES	COMMERCIAL
161	RESTAURANT	COMMERCIAL
162	NIGHTCLUB	COMMERCIAL
170	TERMINALS OTHER	COMMERCIAL
171	AIRPORT TERMINAL	COMMERCIAL
173	BUS TERMINAL	COMMERCIAL
174	STREET LEVEL RAIL TERMINAL	COMMERCIAL
180	THEATER, STUDIO OTHER	COMMERCIAL
181	PERFORMANCE THEATER	COMMERCIAL
182	AUDITORIUM, CONCERT HALL	COMMERCIAL
183	MOVIE THEATER	COMMERCIAL
200	EDUCATIONAL PROPERTY OTHER	INSTITUTIONAL
210	SCHOOLS NON-ADULT OTHER	INSTITUTIONAL
211	PRE-SCHOOL	INSTITUTIONAL
213	ELEMENTARY SCHOOL	INSTITUTIONAL
215	HIGH SCHOOL/JR HIGH/MIDDLE SCHOOL	INSTITUTIONAL
241	COLLEGE/UNIVERSITY	INSTITUTIONAL
254	DAY CARE-IN COMMERCIAL PROPERTY	COMMERCIAL
255	DAY CARE-IN RESIDENCE-LICENSED	COMMERCIAL
300	HEALTHCARE/DETENTION OTHER	INSTITUTIONAL

Fixed Property Use	Description	Category Assigned
311	CARE OF THE AGED/NURSING STAFF	INSTITUTIONAL
321	MENTAL RETARDATION/DEVELOPMENT DISABILITY FACILITY	INSTITUTIONAL
322	ALCOHOL/SUBSTANCE ABUSE RECOVERY CENTER	INSTITUTIONAL
323	ASYLUM/MENTAL INSTITUTION	INSTITUTIONAL
331	HOSPITAL-MEDICAL/PSYCHIATRIC	INSTITUTIONAL
332	HOSPICES	INSTITUTIONAL
340	CLINICS, OTHER	INSTITUTIONAL
341	CLINIC, CLINIC-TYPE INFIRMARY	INSTITUTIONAL
342	DOCTOR/DENTIST/SURGEONS OFFICE	COMMERCIAL
343	HEMODIALYSIS UNIT	INSTITUTIONAL
361	JAIL/PRISON - NOT JUVENILE	INSTITUTIONAL
363	REFORMATORY, JUVENILE DETENTION CENTER	INSTITUTIONAL
365	POLICE STATION	INSTITUTIONAL
400	RESIDENTIAL OTHER	RESIDENTIAL
419	ONE- AND TWO-FAMILY DWELLING	RESIDENTIAL
429	MULTI-FAMILY DWELLINGS	RESIDENTIAL
439	ROOMING, BOARDING, RESIDENTIAL HOTELS	RESIDENTIAL
449	HOTELS, MOTELS, INNS, LODGES	COMMERCIAL
459	RESIDENTIAL BOARD AND CARE	INSTITUTIONAL
460	DORMITORIES OTHER	INSTITUTIONAL
462	FRATERNITY, SORORITY HOUSE	INSTITUTIONAL
464	MILITARY BARRACKS/DORMITORY	RESIDENTIAL
500	MERCANTILE PROPERTIES OTHER	COMMERCIAL
511	CONVENIENCE STORE	COMMERCIAL
519	FOOD, BEVERAGE SALES, GROCERY STORE	COMMERCIAL
529	TEXTILE, WEARING APPAREL SALES	COMMERCIAL
539	HOUSEHOLD GOODS SALES, REPAIRS	COMMERCIAL
549	SPECIALTY SHOPS	COMMERCIAL
557	BARBER, BEAUTY SHOP, PERSONAL SERVICES	COMMERCIAL
559	RECREATIONAL, HOBBY, HOME SALES, PET STORE	COMMERCIAL
564	SELF-SERVICE LAUNDRY/DRY CLEANING	COMMERCIAL
569	PROFESSIONAL SUPPLIES	COMMERCIAL
571	SERVICE STATION	COMMERCIAL
579	MOTOR VEHICLE, BOAT SALES/SERVICE/REPAIRS	COMMERCIAL
580	GENERAL ITEM STORES, OTHER	COMMERCIAL
581	DEPARTMENT STORE	COMMERCIAL
592	BANK W/FIRST STORY BANKING FACILITY	COMMERCIAL
593	MEDICAL, RESEARCH, SCIENTIFIC OFFICE	COMMERCIAL
596	POST OFFICE OR MAILING FORMS	INSTITUTIONAL
599	BUSINESS OFFICES	COMMERCIAL
600	BASIC INDUSTRY, UTILITY, DEFENSE OTHER	INDUSTRIAL/WAREHOUSE
615	ELECTRIC GENERATING PLANT	INDUSTRIAL/WAREHOUSE
629	LABORATORIES	INDUSTRIAL/WAREHOUSE
631	NATIONAL DEFENSE SITE/MILITARY SITE	INSTITUTIONAL
632	RADIO, RADAR SITE	INDUSTRIAL/WAREHOUSE

Fixed Property Use	Description	Category Assigned
635	COMPUTER, DATA PROCESSING CNTR	INDUSTRIAL/WAREHOUSE
639	COMMUNICATIONS CENTER	INDUSTRIAL/WAREHOUSE
640	UTILITY, ENERGY DISTRIBUTION CNTR OTHER	INDUSTRIAL/WAREHOUSE
642	ELECTRIC TRANSMISSION DISTIB. SYSTEM	INDUSTRIAL/WAREHOUSE
644	GAS DISTRIBUTION SYSTEM, PIPELINE	INDUSTRIAL/WAREHOUSE
645	FLAMMABLE LIQUID SYSTEM, PIPELINE	INDUSTRIAL/WAREHOUSE
647	WATER UTILITY	INDUSTRIAL/WAREHOUSE
648	SANITARY SERVICE	INDUSTRIAL/WAREHOUSE
669	FOREST, TIMBERLAND	LAND
700	MANUFACTURING PROPERTY, PROCESSING	INDUSTRIAL/WAREHOUSE
800	STORAGE PROPERTY OTHER	INDUSTRIAL/WAREHOUSE
807	OUTSIDE MATERIAL STORAGE AREA	NON-SPECIFIC
808	SHED	NON-SPECIFIC
839	REFRIGERATED STORAGE	INDUSTRIAL/WAREHOUSE
880	VEHICLE STORAGE; OTHER	INDUSTRIAL/WAREHOUSE
881	RESIDENTIAL PARKING STORAGE	INDUSTRIAL/WAREHOUSE
882	GENERAL VEHICLE PARKING GARAGE	INDUSTRIAL/WAREHOUSE
888	FIRE STATIONS	INSTITUTIONAL
891	GENERAL WAREHOUSE	INDUSTRIAL/WAREHOUSE
898	WHARF, PIER	INDUSTRIAL/WAREHOUSE
899	RESIDENTIAL OR SELF STORAGE UNITS	INDUSTRIAL/WAREHOUSE
900	OUTSIDE, SPECIAL PROPERTIES; OTHER	NON-SPECIFIC
919	DUMP SANITARY LANDFILL	NON-SPECIFIC
921	BRIDGE, TRESTLE	NON-SPECIFIC
922	TUNNEL	NON-SPECIFIC
926	OUTBUILDING, EXCLUDING GARAGE	NON-SPECIFIC
931	OPEN LAND, FIELD	LAND
935	CAMPSITE WITH UTILITIES	COMMERCIAL
936	VACANT LOT	LAND
937	BEACH	NON-SPECIFIC
938	GRADED AND CARED FOR PLOTS OF LAND	LAND
940	WATER AREAS, OTHER	NON-SPECIFIC
941	IN OPEN SEA, TIDAL WATERS	NON-SPECIFIC
946	LAKE/RIVER/STREAM	NON-SPECIFIC
951	RAILROAD RIGHT OF WAY	NON-SPECIFIC
952	SWITCH YARD, MARSHALLING YARD	NON-SPECIFIC
960	STREET, OTHER	NON-SPECIFIC
961	DIVIDED HIGHWAY, HIGHWAY	NON-SPECIFIC
962	PAVED PUBLIC STREET, RESIDENTIAL	NON-SPECIFIC
963	PAVED PRIVATE STREET, COMMERCIAL	NON-SPECIFIC
965	UNCOVERED PARKING AREA	NON-SPECIFIC
972	AIRCRAFT RUNWAY	COMMERCIAL
973	TAXIWAY/UNCOV PARK/MAINT AREA	COMMERCIAL
974	AIRCRAFT LOADING AREA	COMMERCIAL
981	CONSTRUCTION SITE	NON-SPECIFIC

<b>Fixed Property Use</b>	<b>Description</b>	<b>Category Assigned</b>
982	OIL, GAS FIELD	NON-SPECIFIC
983	PIPELINE, POWER LINE RIGHT OF WAY	NON-SPECIFIC
984	INDUSTRIAL PLANT YARD	INDUSTRIAL/WAREHOUSE
NNN	NONE	NON-SPECIFIC
UUU	UNDETERMINED	NON-SPECIFIC

**FORM OF NOTICE TO BE PUBLISHED**

**To be published by: 8/18/17**

[INSERT MAP OF CITY]

**NOTICE OF HEARING TO IMPOSE AND PROVIDE FOR COLLECTION OF  
FIRE RESCUE SPECIAL ASSESSMENTS**

Notice is hereby given that the City Commission of the City of Fort Lauderdale will conduct a public hearing to consider imposing a fire rescue special assessment fee for the provision of fire rescue services within the Municipal Boundaries of the City of Fort Lauderdale for the Fiscal Year beginning October 1, 2017.

The public hearing has been scheduled at 6:00 PM on September 13, 2017 in the Commission Chambers of City Hall, 100 North Andrews Avenue, Fort Lauderdale, Florida for the purpose of receiving public comment on the proposed assessment. All affected property owners have a right to appear at the hearing and to file written objections with the City Commission within 20 days of this notice.

The assessment for each parcel of property will be based upon each parcel's classification and the total number of billing units attributed to that parcel. The following table reflects the proposed fire rescue assessment schedule.

For the Fiscal Year beginning October 1, 2017, the Fire Rescue Assessed Cost to be assessed is estimated to be \$39,608,222 (net assessment after property exemptions are deducted). The Fire Rescue Assessments to be assessed and apportioned among benefited parcels pursuant to the Cost Apportionment and Parcel Apportionment to generate the estimated Fire Rescue Assessed Cost for Fiscal Year commencing October 1, 2017 are as follows:



<b>RESIDENTIAL PROPERTY USE CATEGORIES</b>	<b>Rate Per Dwelling Unit</b>			
<b>ALL RESIDENTIAL</b>	<b>\$256</b>			
<b>NON- RESIDENTIAL PROPERTY USE CATEGORIES</b>	<b>Building Classification (in square foot ranges)</b>	<b>Commercial</b>	<b>Industrial/ Warehouse</b>	<b>Institutional</b>
	< 1,999	\$413	\$62	\$596
	2,000 - 3,499	\$826	\$123	\$1,192
	3,500 - 4,999	\$1,446	\$214	\$2,085
	5,000 - 9,999	\$2,065	\$306	\$2,979
	10,000 - 19,999	\$4,130	\$611	\$5,958
	20,000 - 29,999	\$8,259	\$1,222	\$11,915
	30,000 - 39,999	\$12,389	\$1,833	\$17,872
	40,000 - 49,999	\$16,518	\$2,443	\$23,829
	50,000 - 59,999	\$20,648	\$3,054	\$29,786
	60,000 - 69,999	\$24,777	\$3,665	\$35,743
	70,000 - 79,999	\$28,907	\$4,275	\$41,700
	80,000 - 89,999	\$33,036	\$4,886	\$47,657
	90,000 - 99,999	\$37,165	\$5,497	\$53,615
	≥ 100,000	\$41,295	\$6,108	\$59,572

Copies of the Fire Assessment Ordinance (Ordinance No. C-99 49), the Initial Assessment Resolution (Resolution No. 99-81), the Proposed Final Assessment Resolution, the Preliminary Rate Resolution initiating the annual process of updating the Assessment Roll and imposing the Fire Rescue Assessments, and the preliminary Assessment Roll for the upcoming fiscal year are available for inspection at the City Clerk's office, City Hall, located at 100 North Andrews Avenue, Fort Lauderdale, Florida.

The assessments will be collected on the ad valorem tax bill to be mailed in November 2017, as authorized by section 197.3632, Florida Statutes. Failure to pay the assessments will cause a tax certificate to be issued against the property, which may result in a loss of title.

If you have any questions, please contact the Fire Rescue Department at (954) 828-6800, Monday through Friday between 8:00 a.m. and 4:30 p.m.

JEFFREY MODARELLI  
CITY CLERK  
CITY OF FORT LAUDERDALE

NOTE: If a person decides to appeal any decision made by the City Commission with respect to any matter considered at the hearing, such person will need a record of the proceedings and may need to insure that a verbatim record is made, including the testimony and evidence upon which the appeal is to be based. In accordance with the Americans with Disabilities Act, persons needing a special accommodation or an interpreter to participate in this proceeding should contact the City Clerk's office at (954) 828-5002, at least two days prior to the date of the hearing.