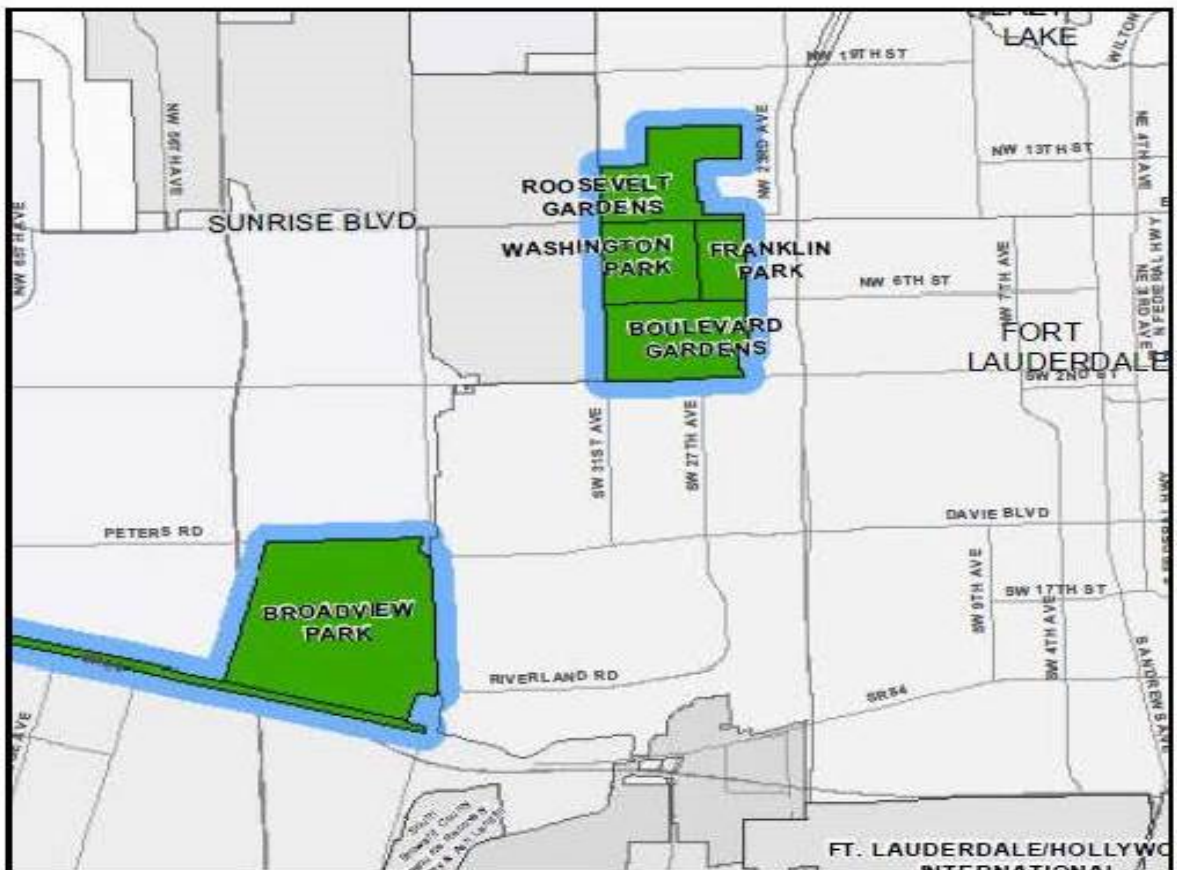


# CITY OF FORT LAUDERDALE

## ANALYSIS OF POTENTIAL ANNEXATION CENTRAL AREA AND BROADVIEW PARK



October 2019

## CHAPTER 1 INTRODUCTION AND PURPOSE

### INTRODUCTION

The City of Fort Lauderdale authorized PMG Associates, Inc. to conduct a study regarding potential annexation of areas adjacent to the City. The consideration includes the estimate of resources required to enact the annexation and to project the expected revenue and expenditures. The areas under consideration are the largest sections remaining in unincorporated Broward County and are known collectively as the Central Area as well as Broadview Park. The Central Area contains the neighborhoods identified as: Boulevard Gardens, Franklin Park, Roosevelt Gardens and Washington Park. The neighborhoods are depicted in Exhibit 1, which follows.

### EXHIBIT 1 LOCATION OF POTENTIAL ANNEXATION AREAS



## METHODOLOGY

The selected methodology included the following elements:

1. Collection of demographic and housing data for all of the potential annexation neighborhoods. This data includes tax rolls from the Broward County Property Appraiser and demographic data from the Census
2. Collection using GIS of infrastructure components of the areas
3. Collection of Police and Fire/Rescue call data from Broward County Sheriff Department
4. Discussion of operational and management issues related to annexation
5. Estimation of revenue from the annexation study area based on the current rates for all revenue sources used to fund the various funds of the City
6. Estimate staffing, operations and capital needs by Department for the potential annexation areas
7. Development of a final budget for annexation.

## DEMOGRAPHIC AND LAND USE DATA

### Population:

Population and Housing Data were obtained from the United States Department of the Census as well as other descriptive data for the areas. The data for Broadview Park is listed separately since it is located in an area that is not adjacent to the other segments. The individual neighborhoods of the Central Area are also listed separately, but also combined since the areas will likely be annexed collectively due to their location.

The Demographic and Housing data is illustrated in the following tables.

**TABLE 2-1  
POPULATION AND HOUSING DATA - BROADVIEW PARK**

Category	Number
Population	7,125
Population 19 and Under	1,529
Dwelling Units	2,280
Median Age	37.9
% Owner Occupied	53.6%
Vacancy Rate Owner Occupied	2.1%
Vacancy Rate Rental	6.9%

**TABLE 2-2  
POPULATION AND HOUSING DATA - BOULEVARD GARDENS**

Category	Number
Population	1,274
Population 19 and Under	349
Dwelling Units	475
Median Age	39.0
% Owner Occupied	55.1%
Vacancy Rate Owner Occupied	2.1%
Vacancy Rate Rental	8.3%

**TABLE 2-3  
POPULATION AND HOUSING DATA - FRANKLIN PARK**

Category	Number
Population	860
Population 19 and Under	249
Dwelling Units	353
Median Age	26.3
% Owner Occupied	13.6%
Vacancy Rate Owner Occupied	0.0%
Vacancy Rate Rental	13.8%

**TABLE 2-4  
POPULATION AND HOUSING DATA - ROOSEVELT GARDENS**

Category	Number
Population	2,456
Population 19 and Under	878
Dwelling Units	919
Median Age	31.3
% Owner Occupied	42.6%
Vacancy Rate Owner Occupied	5.2%
Vacancy Rate Rental	18.5%

**TABLE 2-5  
POPULATION AND HOUSING DATA - WASHINGTON PARK**

Category	Number
Population	1,672
Population 19 and Under	535
Dwelling Units	624
Median Age	33.7
% Owner Occupied	65.5%
Vacancy Rate Owner Occupied	1.7%
Vacancy Rate Rental	12.8%

## **Property Uses**

Review of the Property Appraiser data for the Study Area reveals that the communities are primarily single family residential.

The individual commercial corridors are also identified since these segments typically are the drivers for economic development. The corridor with the greatest number of commercial parcels is State Road 7. The corridor with the greatest number of vacant commercial parcels is Sunrise Boulevard (although many of these parcels are small in size).

**TABLE 2-6**  
**PROPERTY DATA BY NEIGHBORHOOD – STUDY AREA**

Category	Roosevelt Gardens	Franklin Park	Boulevard Gardens	Washington Park	Broadview Park
Taxable Value	\$68,739,240	\$32,231,450	\$87,201,470	\$55,841,320	\$217,362,850
Total Parcels	884	258	637	887	1,939
<b>Uses of Parcels</b>					
Vacant Residential	120	44	39	148	25
Single Family	457	112	398	547	1,405
Multi-Family	151	24	25	13	314
Vacant Commercial	23	6	3	25	4
Commercial	27	17	34	34	54
Office	1	0	6	2	0
Vacant Industrial	0	1	4	0	7
Industrial	0	14	43	1	8
Vacant Institutional	11	0	0	4	0
Institutional	32	4	17	9	7
Vacant Government	30	6	18	25	2
Government	11	19	28	54	74
Unclassified	21	11	22	25	39

Source: Broward County Property Appraiser

**TABLE 2-7  
MULTI-FAMILY PARCELS**

Category	Roosevelt Gardens	Franklin Park	Boulevard Gardens	Washington Park	Broadview Park
Duplex	126	12	15	5	223
Triplex	19	4	4	1	63
Quad	2	1	1	6	18
5 unit	1	3	1	0	6
6 unit	0	0	1	1	0
10 unit	1	0	3	0	0
12 unit	1	1	0	0	0
16 unit	1	0	0	0	0
18 unit	0	0	0	0	0
22 unit	0	0	0	0	1
33 unit	0	0	0	0	1
62 unit	0	2	0	0	0
108 unit	0	1	0	0	0
Mobile Home	0	0	0	0	2

Source: Broward County Property Appraiser



**TABLE 2-8  
PROPERTY DATA BY COMMERCIAL CORRIDOR**

Category	Broward Boulevard	Sunrise Boulevard N side	Sunrise Boulevard S side	27 Avenue E side	27 Avenue W side	Peters Road	Davie Road Extension	441
Taxable Value	\$11,579,840	\$11,845,740	\$5,648,350	\$10,855,860	\$31,726,120	\$9,279,360	\$1,486,410	\$17,387,200
Parcels	29	35	36	22	51	8	2	34
<b>Uses of Parcels</b>								
Vacant Residential	0	0	0	1	0	0	0	0
Multi-family	0	0	1	3	4	0	0	3
Vacant Commercial	2	21	18	1	11	0	0	0
Commercial	21	13	17	6	15	4	2	28
Office	2	1	0	0	2	1	0	0
Vacant Industrial	0	0	0	1	0	0	0	0
Industrial	3	0	0	10	2	2	0	2
Institutional	1	0	0	0	17	1	0	1

Source: Broward County Property Appraiser

### CHAPTER 3 REVENUE PROJECTIONS

Revenue sources for any municipality are those established by State law and permissible in order to fund the operations of the municipality. The list of revenue sources used in this analysis is provided in Table 10 along with the authority for the imposition of charges and fees. A description of the individual sources is provided in Table 10.

**TABLE 3-1  
REVENUE SOURCES**

Authority	Revenue Source
State Constitution	Ad Valorem Taxes
State Imposed Fees	State Revenue Sharing
	Half-cent Sales Tax
Local Approved Sources	Franchise Fees
	Utility Tax
	Communication Service Tax
	Business Use Tax
	Fire Assessment Fee
	Building Permit Fees
	Intergovernmental Transfers
	Charges for Services
	Fines and Forfeitures
	Other Revenues

*Source: Local Government Financial Information Handbook*

#### Ad Valorem Taxes

Ad valorem taxes are the basic revenue source for local government and are imposed on the taxable value of the real property and personal property as determined by the Property Appraiser in each County. Taxable value is defined as the total assessed value less and exemptions (such as “Save Our Homes”, “Elderly”, “Disabled”, etc.). Taxable value figures for the potential annexation area were provided by the Broward County Property Appraiser and reflect the most recent figures.

Taxes for this category are imposed as a millage rate, which is expressed as a whole number. A mill is defined as the amount per \$1,000 that is used to calculate taxes on property. The method for determining the taxes generated from property within the jurisdiction of the municipality is to divide the total taxable value by \$1,000 and multiply by the approved millage rate.

The millage rate used in this analysis is 4.1193, the current millage rate for the City and proposed for FY 2020. For the estimates of revenue, the ad valorem taxes are reduced to account for taxpayers taking the discount for early payment of their tax bill.

**TABLE 3-2**  
**AD VALOREM REVENUES GENERATED**

Neighborhood	Taxable Value	Taxes Generated	Taxes Collectable
Boulevard Gardens	\$87,201,470	\$359,209	\$344,841
Franklin Park	\$32,231,450	\$132,771	\$127,460
Roosevelt Gardens	\$68,739,240	\$283,158	\$271,831
Washington Park	\$55,841,320	\$230,027	\$220,826
Broadview Park	\$217,362,850	\$895,383	\$859,567
<b>TOTAL</b>	<b>\$461,376,330</b>	<b>\$1,900,548</b>	<b>\$1,824,526</b>

Sources: Broward County Property Appraiser; City of Fort Lauderdale

Taxes Collectable Column assumes that property owners will take the early payment discount

All properties in the City of Fort must also pay the Debt Service millage rate (.06400 mills). However, annexation does not generate additional revenue. The Debt Service amount is calculated based on the Bond Report. With additional Taxable Value, the existing rate will be lowered to generate the same amount of funds. For that reason, the revenue from the Debt Service millage is not included in this analysis.

#### Franchise Fees/Utility Taxes/Communication Service Tax

Franchise fees and utility taxes are generally defined as the payment for the right to provide utility service to an area. State law allows any City to impose these revenue sources. The local government will be required to impose a rate to be attached to the use of electric, natural gas, water and other services. The franchise fee rate in Florida has a maximum of 6% of the usage charges, while utility taxes are capped at 10%. The current rate in Fort Lauderdale is at the proscribed limits.

The communication services tax is applied to the use of any communication device registered to a user at an address within the jurisdiction. The local portion of the communications services tax applies to telecommunications, video and related services. This definition includes voice, data, audio, video, or any other information or signals, transmitted by any medium, including:

- Land line telephone
- Cellular telephones
- Satellite telephones
- Cable television service
- Satellite television service
- Internet service
- Tablets
- Any other service that uses airwaves, cable or other interconnected devices

Revenue from this source has had significant expansion annually since more devices are available and in use each year. Many households have multiple devices and will pay a fee on the usage rate of each device. The governing body of the jurisdiction must establish a rate applied to the usage charges, Fort Lauderdale has established the rate at 5.22% which applicable to residential and business customers. Broward County's rate for the unincorporated area is also 5.22%.

#### Fire Assessment Fees

The fee for the Fire Assessment has been established for the City based on the following rates:

Residential \$311

Non-Residential Fee is based on Use

**TABLE 3-3  
NON-RESIDENTIAL FIRE FEES**

<b>Square Feet</b>	<b>Commercial</b>	<b>Industrial/Warehouse</b>	<b>Institutional</b>
< 1,999	\$476	\$78	\$1,273
2,000 -3,499	\$951	\$156	\$2,546
3,500 – 4,999	\$1,633	\$273	\$4,445
5,000 – 9,999	\$2,376	\$390	\$6,364
10,000 – 19,999	\$4,752	\$779	\$12,727
20,000 -29,999	\$9,503	\$1,558	\$25,453
30,000 – 39,999	\$14,255	\$2,337	\$38,179
40,000 – 49,999	\$19,006	\$3,115	\$50,905
50,000 – 59,999	\$23,758	\$3,894	\$63,631
60,000 – 69,999	\$28,509	\$4,673	\$76,357
70,000 – 79,999	\$33,260	\$5,451	\$89,094
80,000 – 89,999	\$38,012	\$6,230	\$101,810
90,000 -99,999	\$42,763	\$7,009	\$114,536
>100,000	\$47,515	\$7,787	\$127,262

#### Transport Fees

The fees adopted by the City of Fort Lauderdale for ambulance transport is as follows:

Basic Life Support (BLS) - \$950

Advanced Life Support (ALS) - \$1,000

Intergovernmental Revenue (State Shared Revenues/ Half-Cent Sales Tax/Alcoholic Beverage Licenses)

State Shared Revenues are funds allocated each year into a fund for distribution to the local entities. There is no set amount. However, the State of Florida attempts to provide at least the same amount as the previous year. The ½ Cent Sales Tax is not revenue generated at the local level, but rather ½ Cent of the 6% Sales Tax collected throughout the State. These funds are placed in a fund and reallocated to the local jurisdictions in a manner similar to the State Shared Revenues. These funds are allocated to municipalities based on population.

Alcoholic Beverage License revenue are based on the sales that occur in the municipality. These funds are also collected by the State of Florida and then paid to municipalities

Stormwater

The Stormwater Fee has been established at a rate of \$14 per unit and \$141.12 per acre for non-residential property. The City of Fort Lauderdale has established a separate Stormwater Fund for these revenues and associated expenditures.

Building Permits

Building permit fees are charged by local governments for obtaining permits to construct or modify a structure in the jurisdiction. Under State law, these fees cannot be higher than the cost associated with providing the service, including any administrative costs. Fort Lauderdale has established a separate Building Fund for these revenues and associated expenditures. The City recently completed a revision of the Building Permit Fee Schedule which provides for an equitable charge for the services rendered and the fund is self-sufficient.

Water and Sewer

The City of Fort Lauderdale is currently providing water and sewer services to Boulevard Gardens, Franklin Park, Roosevelt Gardens, and Washington Park. As a result of annexation, the City would lose a 25% water and sewer surcharge fee currently assessed to these four areas, however, the City would gain a 10% increase to the general fund revenue for Public Service Tax for utilities. The impact of this change is estimated to be a \$297,575 annual reduction in Water and Sewer Fund revenue and an increase in water utility taxes of \$226,813 to the General Fund.

Broadview Park is currently served Water and Wastewater Services by Broward County. It is expected that this situation will remain and that the City will not acquire this service area.

Total Revenue

General fund revenue includes the ad valorem taxes, franchise fees, utility taxes, intergovernmental revenue and licenses and permits. The total general fund and other revenues are found in Table 3-4.

**TABLE 3-4**  
**SUMMARY OF GENERAL FUND REVENUES**

Category	Boulevard Gardens	Franklin Park	Roosevelt Gardens	Washington Park	Broadview Park	Total
Ad Valorem Taxes	\$344,841	\$127,460	\$271,831	\$220,826	\$859,567	\$1,824,525
Utility Taxes	\$195,419	\$121,031	\$362,691	\$238,845	\$847,211	\$1,765,197
Franchise Fees	\$122,408	\$75,969	\$227,465	\$149,880	\$543,683	\$1,119,405
Intergovernmental State						
State Shared Revenue	\$35,736	\$24,123	\$68,891	\$46,900	\$199,856	\$375,506
1/2 Cent Sales Tax	\$95,512	\$64,474	\$184,126	\$125,350	\$534,161	\$1,003,623
Alcohol/Beverage Tax	\$395	\$267	\$761	\$518	\$2,209	\$4,150
Gas Tax	\$16,893	\$11,404	\$32,567	\$22,171	\$94,478	\$177,513
Fire Assessment	\$237,345	\$151,710	\$343,315	\$297,668	\$857,125	\$1,887,163
EMS Transport	\$127,176	\$85,949	\$245,169	\$166,806	\$411,350	\$1,036,450
Fire Inspection	\$18,700	\$5,950	\$10,200	\$7,820	\$11,730	\$54,400
Alarm Response	\$5,400	\$2,500	\$4,200	\$3,800	\$6,000	\$21,900
Parks and Recreation	\$6,300	\$38,400	\$50,600	\$6,300	\$81,400	\$183,000
Police	\$7,800	\$5,300	\$15,100	\$10,300	\$43,700	\$82,200
Zoning/Landscaping Permits	\$10,254	\$6,333	\$19,603	\$15,984	\$42,826	\$95,000
Business Licenses	\$8,300	\$1,700	\$2,800	\$3,700	\$6,200	\$22,700
Other Revenue	\$5,800	\$3,600	\$11,000	\$9,000	\$24,000	\$53,400
<b>TOTAL</b>	<b>\$1,238,279</b>	<b>\$726,170</b>	<b>\$1,850,319</b>	<b>\$1,325,868</b>	<b>\$4,565,496</b>	<b>\$9,706,132</b>

**TABLE 3-5  
SUMMARY OF STORMWATER FUND REVENUES**

Category	Boulevard Gardens	Franklin Park	Roosevelt Gardens	Washington Park	Broadview Park	Total
Stormwater Fee Revenue	\$98,441	\$39,005	\$200,460	\$218,094	\$376,310	\$932,310

**TABLE 3-6  
SUMMARY OF WATER/SEWER FUND REVENUES**

Category	Boulevard Gardens	Franklin Park	Roosevelt Gardens	Washington Park	Broadview Park	Total
Water/Sewer Surcharge Revenue	\$(62,128)	\$(41,504)	\$(116,699)	\$(77,244)	\$0	\$(297,575)

**TABLE 3-7  
SUMMARY OF BUILDING FUND REVENUES**

Category	Boulevard Gardens	Franklin Park	Roosevelt Gardens	Washington Park	Broadview Park	Total
Building Permit Revenue	\$27,580	\$18,618	\$53,169	\$36,196	\$154,246	\$289,809

**TABLE 3-8  
SUMMARY OF NUISANCE ABATEMENT FUND REVENUES**

Category	Boulevard Gardens	Franklin Park	Roosevelt Gardens	Washington Park	Broadview Park	Total
Nuisance Abatement Revenue	\$23,587	\$8,367	\$19,244	\$16,044	\$67,758	\$135,000

**TABLE 3-9**  
**SUMMARY OF SANITATION FUND REVENUES**

Category	Boulevard Gardens	Franklin Park	Roosevelt Gardens	Washington Park	Broadview Park	Total
Sanitation Revenue	\$183,263	\$123,709	\$353,291	\$240,514	\$1,024,918	\$1,925,695



## CHAPTER 4 EXPENDITURE PROJECTIONS

### POLICE

The allocation of costs for the Police Department was completed using data supplied by the Broward County Sheriff's Office which provided data of the number of Police calls from the Part 1 and Part 2 crime data for the unincorporated area under consideration for annexation. This data identifies the number and type of crimes committed in the area and the resulting response by the Sheriff's Office. The data is consistent with all other types of crime data reporting, including those from the City of Fort Lauderdale.

Based on the crime data the allocation of resources is as follows;

**TABLE 4-1  
POLICE STAFFING NEEDS**

POSITION	NUMBER
Patrol Officers	25
Detectives	17
Action Team	4
DUI Officers	4
Crime Prevention Officer	1
School Resource Officer	1
K9 Officer	3
Mounted Officer	1
Public Safety Officer	6
Sergeants	9
Detective Sergeants	3
Lieutenant	3
Captain	1
Crime Scene Specialist	1
Crime Analyst	1
Camera Aide	1
Administrative Assistant	1
Detention Officer	1
Fingerprint Specialist	1
Victim Advocate	1
Park Ranger	1
TOTAL	86

**TABLE 4-2**  
**POLICE CAPITAL NEEDS**

ITEM	NUMBER
Patrol Cars	57
Detective Cars	25
Computers	86

## **FIRE/RESCUE**

Broward County Sheriff's Office, Fire/Rescue Division currently provides Fire/Rescue service to the unincorporated area of Broward County including the potential annexation areas. Service for these areas are provided by two fire stations as follows:

### **Station 14**

791 NW 31 Avenue  
Fort Lauderdale, FL 33311

Station 14, located in central Broward, is one of BSO's busiest fire stations, operating an ALS (Advanced Life Support) engine and an ALS rescue unit. This station serves other municipalities where the Broward County Fire/Rescue has contracts.



**Station 23**

2200 SW 46 Avenue  
Fort Lauderdale, FL 33317

Station 23 is the home of BSO's Hazardous Materials Team which operates a z-Mat ALS engine a special z-Mat truck. Units from this station respond county-wide to hazardous materials incidents. The annual population of the unincorporated area is approximately 13,600, but the daytime population increases significantly due to the four major thoroughfares, several magnet schools and a variety of businesses.



Previous analyses of potential annexation considered that the City would assume these two stations. However, the County has not agreed to this condition, as yet. These stations are not suited to cover the entire annexation area as the distance from Station 14 does not offer adequate coverage for Broadview Park. In addition, Station 23 only includes HAZMAT vehicles, which the County needs to store at some location. The building at Station 23 is a converted residential unit that is not sufficient to house a standard response unit.

The most efficient scenario for the long-run is the establishment of a new station located approximately north of Broward Boulevard and near State Road 7. This location will provide adequate coverage, allow for the department of proper equipment and provide backup for other sectors of the City. Although this scenario requires more up-front costs, it is more efficient in the long-run. This analysis will include the development of the new station scenario.

**TABLE 4-3**  
**FIRE/RESCUE STAFFING NEEDS**

Position	Number
Fire Captain	9
Driver/Engineer	9
Fire Lieutenant	5
Paramedic/Firefighter	18
Fire Inspector I	1
TOTAL	42

### Capital Costs

The one new station scenario includes the following:

- 1 Fire Engine
- 1 Ladder Truck
- 1 Rescue Truck
- New Station
- Acquisition of Land

The estimate of capital costs is \$9,000,000 as follows:

- New vehicles \$2,000,000
- Land \$2,000,000
- Building \$5,000,000

These capital costs will be divided among the annexed neighborhoods based on size and call data.

### One-Time Costs

One-time costs include training, uniforms and other equipment. The estimate for this figure is \$2,956,080 distributed among the neighborhoods as on size and call data.

### Operating Costs

The annual costs of the one new station scenario include a staff of 42 based on the data in Table 4-3, as well as station and vehicle operation costs. These costs will also be divided among the annexed neighborhoods based on population and commercial area. The call data from the Broward County Fire/Rescue Division was also used to allocate the costs. Annual Costs are estimated at \$6,694,168.

## **PUBLIC WORKS**

The Public Works Department addresses several specific services provided to the public. Although not all of these services are part of the General Fund, they will be addressed in this section of the report.

- Roads (includes medians) – General Fund
- Stormwater – Stormwater Fund
- Water and Sewer – Utilities Fund
- Sanitation – Sanitation Fund

Information provided by the Public Works Department.

**TABLE 4-4  
PUBLIC WORKS STAFFING NEEDS**

Position	Number
Facility Worker II	5
Facility Worker I	4
Apprentice Facility Worker	3
TOTAL	12

Roadways

- Increase of \$227,455 for roadway maintenance.
  - o Based on 8.25% total increase in miles of pavement.
  - o \$200,916 increase for Roadway Maintenance and \$26,539 increase for Annual Asphalt Resurfacing
- Increase of \$2 Million for Roadway Asset Management.

Stormwater

- Increase of \$2,203,031 for Stormwater related expenses
  - o Based on average increase of 15.4% to stormwater infrastructure (20.99% stormdrain and 12.60% catchbasin).
  - o An additional 15% was added to the total increase to account for the unknown condition of the infrastructure.

Water and Sewer

The annexation area for Boulevard Gardens, Franklin Park, Roosevelt Gardens and Washington Park is already served by the City of Fort Lauderdale. Broadview Park is currently served by Broward County and it is extremely unlikely that this service area can be acquired by the City. For this report, it is assumed that Broadview Park will continue to be served by the County.

Based on these facts, there is no increase in costs for the Water and Sewer Fund. However, since this area would be under the City's control should annexation occur, the City would lose the Utility Surcharge amount of 25% of the utility bill. This loss is estimated at \$297,575 annually.

After annexation, the area would be subject to the Utility Tax on Water estimated at \$226,813 to the General Fund.

**PARKS AND RECREATION**

Costs for the Parks and Recreation Department were developed based on the existing facilities located in the annexation area and the population (particularly under 18 years of age) of the neighborhoods.

Existing Park Facilities in the Annexation Areas

- 1) Delevoe Park (31 acres) – A very large park which will require a considerable amount of money and time to bring up to Fort Lauderdale standards.
  - Programming and Facilities
    - Summer & Winter Camp, Club 55, Teen & Youth Sports Programs, PLAY Program
    - Playground (Poor condition)
    - Basketball court (needs some work, missing rim, court needs to be resurfaced)
    - Several pavilions (good condition)
    - Restroom building (exterior good condition)
    - Several lake docks (poor condition)
    - Barbeque grills (good condition)
    - Maintenance Building (very old)
    - Lighting detector on pavilion building
    - Canoe Launch (poor condition)
    - Community Center (Has 4 split AC units Carrier and York) (Seems to be in OK condition)
    - Ornamental Picket fence (Needs some work)
    - LED park Lighting
    - 2 Multipurpose fields
    - Large Lake
- 2) Lafayette Park (2 acres) – This is a small neighborhood park with a 3 wide trailer for a rec center. This park was recently upgraded 6 years ago
  - Programming and Facilities
    - Summer & Winter Camp, Club 55
    - Playground (Very good condition 6 years old)
    - Restroom Building – (exterior very good condition)
    - Basketball Court – Galvanized goal poles (court was in good condition)
    - Pavilion 1 small pavilion (very good condition)
    - Neighborhood bridge crossing with chain link fence – (fair condition)
    - Barbeque grills – (good condition)
    - Tennis Court and Handball court (good condition)
    - LED park Lighting
- 3) Lewis Chisom Park (.5 acres) – This was a small passive Park without a lot of amenities
  - Programming and Facilities
    - Concrete tables and Chairs – (good condition)
    - No lights in the park
- 4) Franklin Park (3 acres) – Has a large recreation building and a medium to large outdoor open space area
  - Programming and Facilities
    - Summer & Winter Camp, Club 55, Teen & Youth Sports Programs, PLAY Program
    - Ornamental fence - Long linear sections (condition is fair with a few repairs needed)
    - Has roof top AC units (condition unknown)

- Has a small kitchen (no stove top) (good condition)
  - Large indoor gym facility – (equipment looks like it's in excellent condition)
  - Covered basketball court - The metal structure looks in good condition (needs to be painted)
  - Playground – (2) play areas with shade structures (playground equipment in good condition)
  - Pavilions – (2) small pavilions (good condition)
  - Barbeque grills – (2) Large grills (good condition)
  - LED park Lighting
  - 1 Multipurpose field
- 5) Roosevelt Gardens (5.5 acres) – A large park with a small recreation center. Has a lot of open space
- Programming and Facilities
    - Summer Camp, Club 55, Teen & Youth Sports Programs, PLAY Program
    - Pavilions – (3) pavilions (good condition)
    - Playground – (1) large playground unit (Fair condition)
    - Shade structure over playground – (poor condition) has some repair patches already
    - Basketball court – has concrete standards (excellent condition)
    - AC units – 4 units (Ameristar) (condition unknown)
    - Kitchen – No stove top (good condition)
    - LED park Lighting
    - Chain Link and Ornamental fencing (fair condition)
    - 1 Multipurpose field
- 6) Washburn Park (.5 acres) – Small Passive Park
- Programming and Facilities
    - LED park Lighting
    - Seating/benches are new (excellent condition)
- 7) Sunview Park (21 acres) – This is a very large park with baseball fields sunken into a steep valley. Some construction is currently taking place
- Programming and Facilities
    - Summer Camp, Youth Sports Programs, PLAY Program
    - Playground – New (excellent condition)
    - Shade Structure over playground - New (excellent condition)
    - Recreation Center (New) – exterior (excellent condition)
    - Chain link fencing – surrounding the whole park (fair condition)
    - Ballfield lights – Very old (metal Halide)
    - Concession stand – exterior (old)
    - Outdoor restroom – exterior good condition
    - Press box – exterior good condition
    - Basketball Court – concrete standards (good condition)
    - 5 Baseball/Softball fields
    - 1 Multipurpose field

**TABLE 4-5  
PARKS AND RECREATION STAFFING NEEDS**

Position	Number
Park Supervisor	1
Lead Facility Worker	2
Facility Worker II	2
Facility Worker I	4
Apprentice Facility Worker	3
Irrigation Technician	1
Pest Control Technician	1
Lean Construction Worker	1
Construction Worker	2
Electrician	2
Plumber	1
HVAC Technician	1
Painter	1
Facility Maintenance Supervisor	1
Senior Recreation Program Coordinator	5
Recreation Program Coordinator	4
Senior Administrative Assistant	1
Administrative Aide	2
<b>TOTAL</b>	<b>35</b>

**TABLE 4-6  
PARKS AND RECREATION FUNDING NEEDS**

CATEGORY	ONGOING	STARTUP
Recreation	\$2,100,000	\$140,000
Parks	\$1,350,000	\$875,000
Lighting	\$115,000	\$0
Medians	\$200,000	\$0
Facilities	\$750,000	\$700,000
Administration	\$100,000	\$15,000
<b>Total</b>	<b>\$4,615,000</b>	<b>\$1,790,000</b>



## SANITATION DEPARTMENT

**TABLE 4-7**  
**SANITATION STAFFING NEEDS**

Position	Number
Facility Worker II	4
Facility Worker I	1
TOTAL	5

## SUSTAINABLE DEVELOPMENT

The Department of Sustainable Development (DSD) contains five sections that must address needs in the annexed areas. These sections and the Fund assigned are:

- Zoning and Landscaping – General Fund
- Community Enhancement – General Fund
- Urban Engineering – General Fund
- Nuisance Abatement – Nuisance Abatement Fund
- Building Permits – Building Fund

### Zoning/Landscaping/Community Enhancement/Urban Engineering

**TABLE 4-8**  
**DSD STAFFING NEEDS**

Position	Number
Landscape Inspector	1
Urban Engineer II	1
Code Compliance Officer	3
TOTAL	5

The Code Enforcement by the County is reactive (when a complaint is filed) whereas the City has a proactive policy (officers patrolling the areas). The need for additional Code Enforcement Officers is significant.

In addition, the ULDR (Development Regulations) must also be updated to account for the new areas. This one-time cost is estimated at \$500,000. Other one-time costs for computers bring the total of one-time costs to \$667,532.

### Nuisance Abatement

The section addresses overgrown lots and other unsightly conditions in the City. The revenue collected for nuisance abatement consists of the total expense incurred by the City in causing a public nuisance to be abated under this article (and administrative costs). This is considered a special assessment and lien upon the property upon which the public nuisance was abated.

### Building Permits

The estimated cost for this function is \$289,809 annually based on the addition of the following:

**TABLE 4-9**  
**BUILDING FUND STAFFING NEEDS**

Position	Number
Inspector	1
Plans Examiner	1
TOTAL	2

For the purposes of this report, the Revenue generated will be equal to the increased cost.

**GENERAL FUND EXPENDITURES****TABLE 4-10  
POLICE EXPENDITURES – GENERAL FUND**

Category	Boulevard Gardens	Franklin Park	Roosevelt Gardens	Washington Park	Broadview Park	Total
Annual Cost						
Personnel Costs	\$1,443,079	\$ 979,601	\$1,507,895	\$1,243,748	\$3,378,831	\$8,553,154
Operating Cost	\$ 206,250	\$ 153,750	\$ 228,750	\$ 191,250	\$ 510,000	\$1,290,000
Total Annual Cost	\$1,649,329	\$1,133,351	\$1,736,645	\$1,434,998	\$3,888,831	\$9,843,154
Non-Recurring Costs						
Capital	\$ 815,271	\$ 642,287	\$ 877,201	\$ 753,431	\$2,038,077	\$5,126,267
Training	\$ 15,550	\$ 10,650	\$ 20,450	\$ 15,550	\$ 65,400	\$ 127,600
Total Non-Recurring	\$ 830,821	\$ 652,937	\$ 897,651	\$ 768,981	\$2,103,477	\$5,253,867

**TABLE 4-11  
FIRE/RESCUE EXPENDITURES – GENERAL FUND**

Category	Boulevard Gardens	Franklin Park	Roosevelt Gardens	Washington Park	Broadview Park	Total
Annual Cost						
Personnel Cost	\$803,837	\$496,529	\$1,516,599	\$1,247,725	\$2,071,166	\$6,135,856
Operating Cost	\$ 73,143	\$ 45,180	\$ 137,998	\$ 113,533	\$ 188,459	\$ 558,313
Total Annual Costs	\$876,980	\$541,709	\$1,654,597	\$1,361,258	\$2,259,625	\$6,694,169
Non-Recurring Costs						
One-Time Costs	\$ 387,266	\$239,213	\$ 730,654	\$ 601,118	\$ 997,829	\$ 2,956,080
Capital	\$1,179,054	\$728,300	\$2,224,552	\$1,830,142	\$3,037,952	\$ 9,000,000
Total Non-Recurring	\$1,566,320	\$967,513	\$2,955,206	\$2,431,260	\$4,035,781	\$11,956,080

**TABLE 4-12**  
**PUBLIC WORKS EXPENDITURES ROADWAYS – GENERAL FUND**

Category	Boulevard Gardens	Franklin Park	Roosevelt Gardens	Washington Park	Broadview Park	Total
Annual Cost						
Roadway Maintenance Personnel	\$28,083	\$ 9,963	\$22,912	\$19,102	\$ 80,673	\$160,733
Roadway Maintenance Operations	\$ 7,021	\$ 2,491	\$ 5,728	\$ 4,775	\$ 20,168	\$ 40,183
Asphalt Resurfacing	\$ 4,637	\$ 1,645	\$ 3,783	\$ 3,154	\$ 13,320	\$ 26,539
Total	\$39,741	\$14,099	\$32,423	\$27,031	\$114,161	\$227,455
Asset Management	\$190,334	\$128,483	\$366,923	\$249,795	\$1,064,465	\$2,000,000

**TABLE 4-13**  
**PARK AND RECREATION EXPENDITURES – GENERAL FUND**

Category	Boulevard Gardens	Franklin Park	Roosevelt Gardens	Washington Park	Broadview Park	Total
Annual Cost						
Personnel Costs	\$84,252	\$56,817	\$162,398	\$110,536	\$470,997	\$885,000
Operating Cost	\$355,096	\$239,466	\$684,455	\$465,877	\$1,985,106	\$3,730,000
Total	\$439,348	\$296,283	\$846,853	\$576,413	\$2,456,103	\$4,615,000
One-Time Costs						
Capital	\$170,349	\$114,992	\$328,396	\$223,566	\$ 952,697	\$1,790,000

**TABLE 4-14**  
**SUSTAINABLE DEVELOPMENT SERVICES EXPENDITURES – GENERAL FUND**

Category	Boulevard Gardens	Franklin Park	Roosevelt Gardens	Washington Park	Broadview Park	Total
Annual Cost						
Personnel	\$32,665	\$22,050	\$62,971	\$42,870	\$182,683	\$343,239
Operation	\$17,049	\$11,509	\$32,867	\$22,375	\$ 95,349	\$179,149
TOTAL	\$49,714	\$33,559	\$95,838	\$65,245	\$278,032	\$522,388
One-Time Cost						
ULDR	\$87,360	\$30,990	\$71,275	\$59,422	\$250,953	\$500,000
Equipment	\$15,944	\$10,762	\$30,736	\$20,924	\$ 89,166	\$167,532
TOTAL	\$103,304	\$41,752	\$102,011	\$80,346	\$340,119	\$667,532

**TABLE 4-15**  
**SANITATION FUND EXPENDITURES**

Category	Boulevard Gardens	Franklin Park	Roosevelt Gardens	Washington Park	Broadview Park	Total
Annual Cost						
Personnel	\$ 32,254	\$ 21,773	\$ 62,179	\$ 42,330	\$180,384	\$ 338,920
Operations	\$127,551	\$ 86,102	\$245,891	\$167,399	\$713,347	\$1,340,290
Total	\$159,805	\$107,875	\$308,070	\$209,729	\$893,731	\$1,679,210
One-Time Cost						
Capital	\$118,230	\$79,810	\$227,921	\$155,165	\$661,213	\$1,242,339

### BUILDING FUND EXPENDITURES

**TABLE 4-16  
BUILDING FUND EXPENDITURES**

Category	Boulevard Gardens	Franklin Park	Roosevelt Gardens	Washington Park	Broadview Park	Total
Annual Cost						
Personnel	\$17,815	\$12,026	\$34,343	\$23,380	\$99,632	\$187,196
Operations	\$ 9,765	\$ 6,592	\$18,826	\$12,816	\$54,614	\$102,613
Total	\$27,580	\$18,618	\$53,169	\$36,196	\$154,246	\$289,809
One-Time Cost						
Capital	\$7,606	\$5,135	\$14,663	\$9,983	\$42,539	\$79,926

### STORMWATER FUND EXPENDITURES

**TABLE 4-17  
PUBLIC WORKS EXPENDITURES – STORMWATER**

Category	Boulevard Gardens	Franklin Park	Roosevelt Gardens	Washington Park	Broadview Park	Total
Annual Cost						
Personnel	\$104,011	\$58,366	\$145,491	\$128,922	\$394,623	\$ 831,424
Operations	\$171,585	\$96,318	\$240,019	\$212,684	\$651,012	\$1,371,607
TOTAL	\$275,596	\$154,684	\$385,510	\$341,606	\$1,045,635	\$2,203,031

### NUISANCE ABATEMENT FUND EXPENDITURES

**TABLE 4-18  
NUISANCE ABATEMENT EXPENDITURES**

Category	Boulevard Gardens	Franklin Park	Roosevelt Gardens	Washington Park	Broadview Park	Total
Operations	\$23,587	\$8,367	\$19,244	\$16,044	\$67,758	\$135,000

## **CHAPTER 5**

### **SUMMARY AND CONCLUSIONS**

The measurement of expected revenue and expenditures for the potential annexation area offers clear picture. The revenues generated do not meet the required expenditures for the areas. In the case of each neighborhood, the expenditures far exceed the revenues collected by the City. Specific conclusions are:

- The total for all Funds is a deficit of \$13.5 million on an annual basis
  - The General Fund faces a deficit of \$12.2 million annually
  - The Stormwater Fund has a deficit of \$1.3 million annually
  - The Water and Sewer Fund has a reduction of \$297,575 annually
  - The Sanitation Fund has an annual surplus of \$246,485, however this is offset by a capital cost of \$1.2 million
  - The Nuisance Abatement Fund and the Building Fund have no change in the balance as revenue offsets costs
- The one-time costs for equipment, buildings, training and Development Codes is \$23.0 million
- Each neighborhood also has a deficit
  - Boulevard Gardens has an annual deficit of \$2.0 million for all funds and a one-time cost of \$3.0 million
  - Franklin Park has an annual deficit of \$1.4 million for all funds and a one-time cost of \$2.0 million
  - Roosevelt Gardens has an annual deficit of \$2.8 million for all funds and a one-time cost of \$4.9 million
  - Washington Park has an annual deficit of \$2.3 million for all funds and a one-time cost of \$3.9 million
  - Broadview Park has an annual deficit of \$5.0 million for all funds and a one-time cost of \$9.2 million

**TABLE 5-1  
GENERAL FUND ANNUAL REVENUE AND EXPENDITURES**

Category	Boulevard Gardens	Franklin Park	Roosevelt Gardens	Washington Park	Broadview Park	Total
Annual Revenue						
Total Revenue	\$1,238,279	\$726,170	\$1,850,319	\$1,325,868	\$4,565,496	\$9,706,132
Annual Expenditures						
Total Expenditures	\$3,055,112	\$2,019,001	\$4,366,356	\$3,464,945	\$8,996,752	\$21,902,166
Net Return						
Annual Surplus/Deficit	<b>-\$1,816,833</b>	<b>-\$1,292,831</b>	<b>-\$2,516,037</b>	<b>-\$2,139,077</b>	<b>-\$4,431,256</b>	<b>-\$12,196,034</b>

**TABLE 5-2  
GENERAL FUND ONE-TIME COSTS**

Category	Boulevard Gardens	Franklin Park	Roosevelt Gardens	Washington Park	Broadview Park	Total
Total One-Time Costs	\$2,861,128	\$1,905,677	\$4,650,187	\$3,753,948	\$8,496,539	\$21,667,479

**TABLE 5-3  
STORMWATER ANNUAL REVENUE AND EXPENDITURES**

Category	Boulevard Gardens	Franklin Park	Roosevelt Gardens	Washington Park	Broadview Park	Total
Annual Revenue						
Stormwater Fee Revenue	\$98,441	\$39,005	\$200,460	\$218,094	\$376,310	\$932,310
Annual Expenditures						
Total Expenditures	\$275,596	\$154,684	\$385,510	\$341,606	\$1,045,635	\$2,203,031
Net Return						
Annual Surplus/Deficit	<b>-\$177,155</b>	<b>-\$115,679</b>	<b>-\$185,050</b>	<b>-\$123,512</b>	<b>-\$669,325</b>	<b>-\$1,270,721</b>



**TABLE 5-4**  
**NUISANCE ABATEMENT ANNUAL REVENUE AND EXPENDITURES**

Category	Boulevard Gardens	Franklin Park	Roosevelt Gardens	Washington Park	Broadview Park	Total
Annual Revenue						
Total Revenue	\$23,587	\$8,367	\$19,244	\$16,044	\$67,758	\$135,000
Annual Expenditures						
Total Expenditures	\$23,587	\$8,367	\$19,244	\$16,044	\$67,758	\$135,000
Net Return						
Annual Surplus/ <b>Deficit</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

**TABLE 5-4**  
**BUILDING FUND ANNUAL REVENUE AND EXPENDITURES**

Category	Boulevard Gardens	Franklin Park	Roosevelt Gardens	Washington Park	Broadview Park	Total
Annual Revenue						
Total Revenue	\$27,580	\$18,618	\$53,169	\$36,196	\$154,246	\$289,809
Annual Expenditures						
Total Expenditures	\$27,580	\$18,618	\$53,169	\$36,196	\$154,246	\$289,809
Net Return						
Annual Surplus/ <b>Deficit</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

**TABLE 5-5  
WATER/SEWER FUND LOSS OF REVENUE**

Category	Boulevard Gardens	Franklin Park	Roosevelt Gardens	Washington Park	Broadview Park	Total
Annual Revenue						
Surcharge Revenue	\$(62,128)	\$(41,504)	\$(116,699)	\$(77,244)	\$0	\$(297,575)

**TABLE 5-6  
SANITATION FUND REVENUE AND EXPENDITURES**

Category	Boulevard Gardens	Franklin Park	Roosevelt Gardens	Washington Park	Broadview Park	Total
Annual Revenue						
Total Revenue	\$183,263	\$123,709	\$353,291	\$240,514	\$1,024,918	\$1,925,695
Annual Expenditures						
Total Expenditures	\$159,805	\$107,875	\$308,070	\$209,729	\$893,731	\$1,679,210
Net Return						
Annual Surplus/ <b>Deficit</b>	\$23,458	\$15,834	\$45,221	\$30,785	\$131,187	\$246,485