


Village of Loxahatchee



Presentation by Citizens Group
For Incorporation of
Loxahatchee/Acreage




UPDATE

- Submitted to Feasibility Study and Charter to Tallahassee September 3, 2021 pursuant to F.S. 165.041
 - Submitted local bill package to Local Delegation September 28, 2021 for local bill
 - Meetings with local delegates
 - Community meetings
 - Meetings and discussions with members of the community
 - Name Survey final result: Village of Loxahatchee
 - Local Bill Hearing October 28, 2021
 - Bill was tabled to the December 8th meeting in Belle Glade
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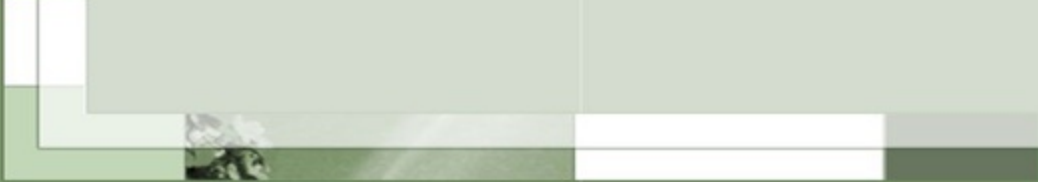


ISSUES AND CONCERNS

- Boundaries – Unit 18 continuing to be assessed until 2032
 - Disenfranchisement of Unit 18 residents
 - Disenfranchisement of residents in areas not currently active units
 - Debt for Unit 18
 - Litigation between Seminole Improvement District, Minto and ITID
 - Perception of “conversion” of ITID to a municipality
 - Feasibility of area remaining unincorporated
 - Preserving and Protecting Agricultural & Equestrian Community
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AMENDMENTS

- Indian Trail Improvement District to remain an independent District
 - Indian Trail to turn over certain assets of the District to the municipality
 - Addition of clauses in the Charter regarding agricultural properties
 - Boundaries of proposed municipality are the same as original proposal
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FEASIBILITY STUDY – Revenue (Based on 3 mills – millage rate)

REVENUES		Fiscal Year				
		2023-2024	2024-2025	2025-2026	2026-2027	2027-2028
AD VALOREM TAXES						
	Ad Valorem Taxes (3 mills)	7,088,604	7,372,148	7,667,034	7,973,715	8,292,664
UTILITY SERVICE TAX						
	Utility Service Tax	1,309,986	1,328,981	1,348,251	1,367,800	1,387,634
OTHER TAXES						
	Local Option Gas Tax	1,536,575	1,558,855	1,581,458	1,604,389	1,627,653
	Communication Service Tax	510,393	517,794	525,302	532,919	540,646
FRANCHISE FEES						
	Electrical Franchise Fees	1,033,128	1,048,108	1,063,306	1,078,724	1,094,365
PERMITS & FEES						
	Building Permits	703,508	713,709	724,058	734,557	745,208
	Plan Check Fees	5,000	5,000	5,000	5,000	5,000
	Certificate of Use	1000	500	500	500	500
STATE SHARED REVENUE						
	State Shared Revenue	1,003,377	1,017,926	1,032,686	1,047,660	1,062,851
	1/2 Cent Sales Tax	2,763,901	2,803,977	2,844,635	2,885,882	2,927,727
	1/6 Cent Sales Tax	922,927	936,309	949,886	963,659	977,632
	Constitutional Gas Tax	550,612	558,596	566,695	574,912	583,249
CHARGES FOR SERVICES						
	Charges for Services	300,000	300,000	300,000	300,000	300,000
FINES & FORFEITURES						
	Code Enforcement Fines	5,000	5,000	5,000	5,000	5,000
	Public Safety	4,000	4,000	4,000	4,000	4,000
	False Alarm Fines	1,000	1,000	1,000	1,000	1,000
INVESTMENT INCOME						
	Interest Income	20,000	20,000	20,000	20,000	20,000
MISCELLANEOUS INCOME						
	Miscellaneous Income	50,000	50,000	50,000	50,000	50,000
TOTAL G/F REVENUES		17,809,010	18,241,903	18,688,811	19,149,718	19,625,129


FEASIBILITY STUDY – Revenue, cont'd

(Based on 3 mills – millage rate)

FY 23/24	FY 24/25	FY 25/26	FY 26/27	FY 27/28
17,809,010	18,241,903	18,688,811	19,149,718	19,625,129

FEASIBILITY STUDY – Expenditures

EXPENDITURES	Positions	2023-2024	2024-2025	2025-2026	2026-2027	2027-2028
Total Administration	11	1,228,848	1,249,875	1,271,410	1,309,265	1,331,854
Total Finance	5	465,490	477,127	489,055	501,282	513,814
Total Planning and Zoning	5	419,888	430,385	441,145	452,173	463,478
Total Building Department	8	601,480	619,525	638,111	657,254	676,971
Total Public Works/Operations	42	2,790,699	2,860,466	2,931,978	3,005,277	3,080,409
Total Public Safety	0	6,500,000	6,500,000	6,500,000	7,150,000	7,150,000
Total Parks and Recreation	12	786,983	806,658	826,824	847,495	868,682
Total Operating	0	3,574,018	3,574,018	3,574,018	3,574,018	3,574,018
Total Capital - Operating	0	<u>100,000</u>	<u>100,000</u>	<u>100,000</u>	<u>100,000</u>	<u>100,000</u>
TOTAL EXPENDITURES	83	16,467,407	16,618,055	16,772,541	17,596,765	17,759,226



FEASIBILITY STUDY – Expenditures, cont'd

FY 23/24	FY 24/25	FY 25/26	FY 26/27	FY 27/28
16,467,407	16,618,055	16,772,541	17,596,765	17,759,226




FEASIBILITY STUDY – Projected Excess Revenues

(Based on 3 mills – millage rate)

FY 23/24	FY 24/25	FY 25/26	FY 26/27	FY 27/28
1,341,603	1,623,848	1,916,270	1,552,953	1,865,903



TRANSFER OF ITID ASSETS



- This feasibility study relies on Major capital items, such as the administration building, equipment related to roadways, as well as parks and recreation facilities and associated land be transferred from the ITID to the new Village through an interlocal agreement, upon incorporation.
 - Table 12 lists those assets by major category.
 - If the ITID and the Village cannot agree on transferring those responsibilities and associated assets, the net effect would be a decrease of approximately \$2,900,000 in annual expenditures for the Village. However it would also mean an increase in expenses and assessments for ITID taxpayers within the proposed municipality.
 - We respectfully request a Resolution from the Indian Trail Improvement District Board of Supervisors committing to the transfer of those assets and an interlocal agreement with the future municipal board
 - We also request a Resolution of Support of the amendments and this proposal
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TRANSFER OF ITID ASSETS, cont'd – Table 12

	Village of Loxahatchee
Not being depreciated:	
Land	2,378,722
Land improvements	0
Construction in progress	8,024,407
	10,403,129
Being depreciated:	
Park improvements	5,760,362
Roads and pathways	22,849,681
Buildings	874,980
Drainage structures	0
Machinery and equipment	4,668,269
	34,153,291
Accumulated depreciation:	
Park improvements	(4,474,745)
Roads and pathways	(12,750,553)
Buildings	(853,218)
Drainage structures	-
Machinery and equipment	(2,903,355)
	(20,981,872)
Total being depreciated, net	13,171,420
Grand total, net	23,574,549



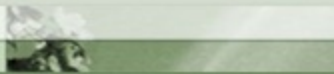
CHARTER AMENDMENTS

- The Charter has been amended to reflect the following:
 - Indian Trail Improvement District will remain an independent district
 - Unit 18 will be removed from the boundaries of the District in 2031 upon full repayment of the Unit 18 Bonds
 - The District will transfer certain assets to the municipality
 - The GL Homes transition provisions have been included
 - The following provisions strengthening the agricultural and equestrian protections have been included:
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CHARTER AMENDMENTS, cont'd

Under Section 1,(2)(b) Purpose of the Charter, the following has been included:

- (a) It is intended that this Charter and the incorporation of the “Indian Trail Area” shall serve to preserve and protect the equestrian and agricultural character, natural resources and quality of life of the community. In furtherance of this intent, the rights of the Village residents, on properties zoned agricultural or agricultural residential, as defined by the Palm Beach County Comprehensive Plan on the date of incorporation, to utilize said lands for agricultural uses and shall not be infringed upon by the Village, except for the following shall not be construed as an infringement of said rights:
1. laws of the United States;
 2. laws of the State, or
 3. Best Management Practices adopted by the State Department of Agriculture, or,
 4. Agricultural Best Management Practices or any public health, safety and welfare regulations as may be adopted by Ordinance by the Village council.
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QUESTIONS OR COMMENTS?

Do you have any questions or comments? We are happy to answer any of your questions and/or to receive any of your comments, at this time.

