



# City of Lauderhill

City Commission  
Chambers at City Hall  
5581 W. Oakland Park  
Blvd.  
Lauderhill, FL, 33313  
www.lauderhill-fl.gov

## File Details

**File Number: 25R-6345**

**File ID:** 25R-6345

**Type:** Resolution

**Status:** Agenda Ready

**Version:** 1

**Reference:**

**In Control:** City Commission  
Meeting

**File Created:** 09/02/2025

**File Name:** MANORS

**Final Action:**

**Title: RESOLUTION NO. 25R-09-179: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF LAUDERHILL APPROVING THE TENTATIVE PROPERTY TAX LEVY FOR THE MANORS SAFE NEIGHBORHOOD IMPROVEMENT DISTRICT AT THE PROPOSED MILLAGE RATE AND TAX LEVY OF ZERO (0) MILLS AND NON-AD VALOREM SPECIAL ASSESSMENTS FOR THE CONDO I ASSOCIATION CATEGORY PER PARCEL PER YEAR IN THE AMOUNT OF FOUR HUNDRED DOLLARS (\$400.00); AND A TAX LEVY OF ZERO (0) MILLS AND NON-AD VALOREM SPECIAL ASSESSMENTS FOR THE CONDO XI ASSOCIATION CATEGORY PER PARCEL PER YEAR IN THE AMOUNT OF FOUR HUNDRED DOLLARS (\$400.00); AND A TAX LEVY OF ZERO (0) MILLS AND NON-AD VALOREM SPECIAL ASSESSMENTS FOR THE MASTER ASSOCIATION CATEGORY IN THE AMOUNT OF ONE HUNDRED DOLLARS (\$100.00), AND A TAX LEVY OF ZERO (0) MILLS AND NON-AD VALOREM SPECIAL ASSESSMENTS FOR THE CONDO XII ASSOCIATION CATEGORY IN THE AMOUNT OF ZERO DOLLARS (\$00.00) ALL FOR THE FISCAL YEAR COMMENCING OCTOBER 1, 2025 AND ENDING SEPTEMBER 30, 2026; PROVIDING FOR AN EFFECTIVE DATE.**

**Notes:**

**Sponsors:**

**Enactment Date:**

**Attachments:** CC-Manors SND TENTATIVE MILLAGE Tax Levy 2026 25R-09-179, Ex A - map Manors SND, Ex B - Manors - Assessment Rate FY 2026, Manors Certificate of Assessment 2025, DR420\_2025\_1871 MANORS, Manors SND Rate Schedule, 159 - FY 2026 - Common Area, 155 - FY 2026 - Condo XI, 155 - FY 2026 - Condo 1

**Enactment Number:**

**Contact:**

**Hearing Date:**

**\* Drafter:** ytodd@lauderhill-fl.gov

**Effective Date:**

**History of Legislative File**

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Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
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**Text of Legislative File 25R-6345**

**RESOLUTION NO. 25R-09-179: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF LAUDERHILL APPROVING THE TENTATIVE PROPERTY TAX LEVY FOR THE MANORS SAFE NEIGHBORHOOD IMPROVEMENT DISTRICT AT THE PROPOSED MILLAGE RATE AND TAX LEVY OF ZERO (0) MILLS AND NON-AD VALOREM SPECIAL ASSESSMENTS FOR THE CONDO I ASSOCIATION CATEGORY PER PARCEL PER YEAR IN THE AMOUNT OF FOUR HUNDRED DOLLARS (\$400.00); AND A TAX LEVY OF ZERO (0) MILLS AND NON-AD VALOREM SPECIAL ASSESSMENTS FOR THE CONDO XI ASSOCIATION CATEGORY PER PARCEL PER YEAR IN THE AMOUNT OF FOUR HUNDRED DOLLARS (\$400.00); AND A TAX LEVY OF ZERO (0) MILLS AND NON-AD VALOREM SPECIAL ASSESSMENTS FOR THE MASTER ASSOCIATION CATEGORY IN THE AMOUNT OF ONE HUNDRED DOLLARS (\$100.00), AND A TAX LEVY OF ZERO (0) MILLS AND NON-AD VALOREM SPECIAL ASSESSMENTS FOR THE CONDO XII ASSOCIATION CATEGORY IN THE AMOUNT OF ZERO DOLLARS (\$00.00) ALL FOR THE FISCAL YEAR COMMENCING OCTOBER 1, 2025 AND ENDING SEPTEMBER 30, 2026; PROVIDING FOR AN EFFECTIVE DATE.**

**Request Action:**

Pass a Resolution to approve the Tentative Tax Levy for the Manors Safe Neighborhood Improvement District Fiscal Year 2026 at the a proposed millage rate of Zero (0.0) Mills and a non-ad valorem special assessment of FOUR Hundred Dollars \$400.00 to the Condo I Category category per parcel per year; and a proposed millage rate of Zero (0.0) Mills and a non-ad valorem special assessment of FOUR Hundred Dollars \$400.00 to the Condo XI Category category per parcel per year; and the proposed Millage Rate of Zero (0.0) Mills and proposed Non-ad Valorem Special Assessment in the amount of ONE HUNDRED Dollars (\$100.00) per parcel of land per year for the Master Association Parcels; and the proposed Millage Rate of Zero (0.0) Mills and proposed Non-ad Valorem Special Assessment in the amount of ZERO Dollars (\$00.00) per parcel of land per year for the Condo XII Parcels from the District area commencing October 1, 2025 and ending September 30, 2026.

**Need Summary Explanation/ Background:**

Florida Statutes, Section 163.5151 requires the City Commission of the City of Lauderhill to

approve the Tentative Tax Levy for the Proposed Millage Rates for Fiscal Year 2026 prior to the final adoption by the Safe Neighborhood Improvement District Board of Directors.

Florida Statutes, Section 163.5151 requires the Manors Safe Neighborhood Improvement District to adopt a Resolution and Ordinance for the Tentative Tax Levy of the Millage Rate for each Fiscal Year. These taxes are included within the District Budget which is incorporated into and becomes a part of the City of Lauderhill General Budget for Fiscal Year 2025. Pursuant to the Statutory requirement, prior to the adoption of the Final Tax Levy by the District Board of Directors on September 29, 2025, the Tentative Tax Levy of the Proposed Millage Rate must be approved by the City Commission of the City of Lauderhill. This Resolution is the approval by the City Commission for the Tentative Tax Levy at the Proposed millage rate of Zero (0.00) Mills and a non-ad valorem assessment of FOUR Hundred \$400.00 for the Condo I Category per parcel per year; and the proposed millage rate of zero (0.00) mills and a non-ad valorem special assessment of FOUR Hundred \$400.00 for the Condo XI Category per parcel per year; and the proposed millage rate of Zero Dollars (\$00.00) and non -ad valorem assessment of ONE HUNDRED Dollars (\$100.00) per parcel for the Master Association per parcel per year; and the proposed Millage Rate of Zero (0.0) Mills and proposed Non-ad Valorem Special Assessment in the amount of ZERO Dollars (\$00.00) per parcel of land per year for the Condo XII Parcels, all which will be designated within the Budget and will be collected utilizing the uniform method of collection on the Annual Tax Bill. The preliminary estimated rate of millage and non-ad valorem assessments was passed via Resolution No. 25R-07-137 on July 15, 2025.

**Cost Summary/ Fiscal Impact:**

The amount of revenues to be collected will depend on the actual annual non-ad valorem special assessment rates that are assessed. Additional revenues in an unknown amount may also be realized with the interest earned on the potential investment of these monies if permitted. The revenue expected to be collected from Condo I is \$192,448.00, from Condo XI is \$57,036.00 and from the Master is Zero Dollars \$86,621.00 and for Condo XII is \$0.00. This takes into account the discount for early payments. The total anticipated revenue to be collected from Condo I, THE MASTER and Condo XI combined is \$336,105.00.

**Attachments:**

Map of Area  
Rate of Assessment  
Certificate of Assessment  
DR 420

**Budget Code Number(s):** \_\_\_\_\_

**Procurement Information: [check all that apply]**

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|---|--|---|
| <input type="checkbox"/> RFP/Bid            | <input type="checkbox"/> Emergency Purchase  | <input type="checkbox"/> SBE              |
| <input type="checkbox"/> Proposal/Quote     | <input type="checkbox"/> State Grant Funds   | <input type="checkbox"/> Local Preference |
| <input type="checkbox"/> Piggyback Contract | <input type="checkbox"/> Federal Grant Funds |   |
| <input type="checkbox"/> Sole Source        | <input type="checkbox"/> Matching Required   |   |