

RESOLUTION NO. 25R-07-142

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF LAUDERHILL, FLORIDA RELATING TO THE PROVISION OF NUISANCE ABATEMENT SELF HELP SERVICES WITHIN THE CITY OF LAUDERHILL CITY LIMITS ON SPECIFIED PARCELS; DECLARING THE ESTIMATED NON-AD VALOREM SPECIAL ASSESSMENT RATE FOR FISCAL YEAR 2026; PROVIDING FOR IMPOSITION OF THE UNIFORM METHOD FOR COLLECTING NON-AD VALOREM SPECIAL ASSESSMENTS ON THE ANNUAL TAX BILL FOR ALL RELATED COSTS AND FEES FOR THE DESIGNATED AREAS; STATING A NEED FOR SUCH LEVY TO COVER THE COSTS AND FEES INCURRED BY THE CITY FOR NUISANCE ABATEMENT SELF-HELP SERVICES; DIRECTING THE PREPARATION OF AN ASSESSMENT ROLL; AUTHORIZING A PUBLIC HEARING AND DIRECTING THE PROVISION OF NOTICE THEREOF; PROVIDING FOR THE MAILING OF THIS RESOLUTION; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the City Commission previously expressed its intent to use the uniform method for collecting non-ad valorem special assessments for the costs and fees incurred by the City for self-help services related to nuisance abatement within the incorporated area of the City of Lauderhill as authorized by Section 197.3632 of the Florida Statutes, as amended, because this method would allow such special assessments to be collected annually solely upon the property of those violators who have failed to timely pay the invoice for nuisance abatement services rendered by, or on behalf of, the City, in the same manner as provided for ad valorem taxes via the Original Intent Resolution No. 12R-02-11; and

WHEREAS, the City Commission held a duly advertised public hearing regarding the Original Intent Resolution on February 13, 2012 at 6:30 p.m. prior to the actual adoption of Resolution No. 12R-02-11; and

WHEREAS, the City of Lauderhill Code of Ordinances, Section 10-15(i) authorizes the imposition of said non-ad valorem special assessments upon the specific property of a violator who has failed to timely pay the invoice for nuisance abatement services rendered by the City; and

WHEREAS, a public hearing will be held on the Preliminary Assessment Rate Resolution No. 13R-07-145 on July 24, 2013 which provided the estimated assessments relative to nuisance abatement services on designated parcels that were in violation and failed to timely pay for Fiscal Year 2014; and

WHEREAS, notice of the duly advertised public hearings was published in the newspaper and was mailed to each affected property owner as required by the Florida Statutes, Section 197.3632 prior to the public hearing for the adoption of the Resolution and

first reading of the Ordinance on September 12, 2013 via the TRIM notice that was sent by the Broward County Property Appraiser's Office; and

WHEREAS, residents had the right to file written objections regarding the certification and re-imposition of the annual tax assessments and had the right to be present and to be heard at the Public Hearing held on September 12, 2013 prior to the passage of the Resolution and first reading of the Ordinance, with the second reading of the Ordinance which was held on September 26, 2013, and no such objections were received; and

WHEREAS, a public hearing was held on the Preliminary Assessment Rate Resolution No. 14R-07-158 on July 21, 2014 which provided the estimated assessments relative to nuisance abatement services on designated parcels that were in violation and failed to timely pay for Fiscal Year 2015; and

WHEREAS, notice of the duly advertised public hearings was published in the newspaper and was mailed to each affected property owner as required by the Florida Statutes, Section 197.3632 prior to the public hearing for the potential adoption of the Resolution and first reading of the Ordinance on September 15, 2014 via the TRIM notice that was sent by the Broward County Property Appraiser's Office; and

WHEREAS, residents had the right to file written objections regarding the certification and re-imposition of the annual tax assessments and had the right to be present and to be heard at the Public Hearing held on September 15, 2014 prior to the passage of the Resolution and first reading of the Ordinance, with the second reading of the Ordinance held on September 29, 2014; and

WHEREAS, a public hearing was held on the Preliminary Assessment Rate Resolution No. 15R-07-155 on July 13, 2015 which provided the estimated assessments relative to nuisance abatement services on designated parcels that were in violation and failed to timely pay for Fiscal Year 2016; and

WHEREAS, notice of the duly advertised public hearings was published in the newspaper and was mailed to each affected property owner as required by the Florida Statutes, Section 197.3632 prior to the public hearing for the potential adoption of the Final Rate Resolution and first reading of the Ordinance on September 11, 2015 via the TRIM notice that was sent by the Broward County Property Appraiser's Office; and

WHEREAS, residents had the right to file written objections regarding the certification and re-imposition of the annual tax assessments and had the right to be present and to be heard at the Public Hearing to be held on September 11, 2015 prior to the passage of the Resolution and first reading of the Ordinance, with the second reading of the Ordinance scheduled on September 21, 2015; and

WHEREAS, a public hearing was held on the Preliminary Rate Resolution No. 16R-07147 on July 11, 2016 which provided the estimated assessments relative to nuisance

abatement services on designated parcels that were in violation and failed to timely pay for Fiscal Year 2017; and

WHEREAS, notice of the duly advertised public hearings was published in the newspaper and was mailed to each affected property owner as required by the Florida Statutes, Section 197.3632 prior to the public hearing for the potential adoption of the Final Rate Resolution and first reading of the Ordinance on September 14, 2016 via the TRIM notice that was sent by the Broward County Property Appraiser's Office; and

WHEREAS, residents had the right to file written objections regarding the certification and re-imposition of the annual tax assessments and had the right to be present and to be heard at the Public Hearing to be held on September 14, 2016 prior to the passage of the Resolution and first reading of the Ordinance, with the second reading of the Ordinance scheduled on September 28, 2016; and

WHEREAS, a public hearing was held on the Preliminary Assessment Rate Resolution No. 17R-07-183 on July 10, 2017 which provided the estimated assessments relative to nuisance abatement services on designated parcels that were in violation and failed to timely pay for Fiscal Year 2018; and

WHEREAS, notice of the duly advertised public hearings was published in the newspaper and mailed to each affected property owner as required by the Florida Statutes, Section 197.3632 prior to the public hearing for the potential adoption of the Final Rate Resolution and first reading of the Ordinance on September 13, 2017 via the TRIM notice that was sent by the Broward County Property Appraiser's Office; and

WHEREAS, residents had the right to file written objections regarding the certification and re-imposition of the annual tax assessments and had the right to be present and to be heard at the Public Hearing to be held on September 13, 2017 prior to the passage of the Resolution and first reading of the Ordinance, with the second reading of the Ordinance scheduled on September 25, 2017; and

WHEREAS, a public hearing was held on the Preliminary Assessment Rate Resolution No. 18R-07-150 on July 10, 2018 which will provide the estimated assessments relative to nuisance abatement services on designated parcels that were in violation and failed to timely pay for Fiscal Year 2019; and

WHEREAS, notice of the duly advertised public hearings was published in the newspaper and was mailed to each affected property owner as required by the Florida Statutes, Section 197.3632 prior to the public hearing for the potential adoption of the Final Rate Resolution and first reading of the Ordinance on September 12, 2018 via the TRIM notice that was sent by the Broward County Property Appraiser's Office; and

WHEREAS, residents had the right to file written objections regarding the certification and re-imposition of the annual tax assessments and had the right to be present

and to be heard at the Public Hearing to be held on September 12, 2018 prior to the passage of the Resolution and first reading of the Ordinance, with the second reading of the Ordinance scheduled on September 26, 2018; and

WHEREAS, a public hearing was held on the Preliminary Assessment Rate Resolution No. 19R-07-144 on July 9, 2019 which provided the estimated assessments relative to nuisance abatement services on designated parcels that were in violation and failed to timely pay for Fiscal Year 2020; and

WHEREAS, notice of the duly advertised public hearings was published in the newspaper and was mailed to each affected property owner as required by the Florida Statutes, Section 197.3632 prior to the public hearing for the potential adoption of the Final Rate Resolution and first reading of the Ordinance on September 12, 2019 via the TRIM notice that was sent by the Broward County Property Appraiser's Office; and

WHEREAS, residents had the right to file written objections regarding the certification and re-imposition of the annual tax assessments and had the right to be present and to be heard at the Public Hearing to be held on September 12, 2019 prior to the passage of the Resolution and first reading of the Ordinance, with the second reading of the Ordinance scheduled on September 26, 2019; and

WHEREAS, a public hearing was held on the Preliminary Assessment Rate Resolution No. 20R-07-143 on July 14, 2020 which provided the estimated assessments relative to nuisance abatement services on designated parcels that were in violation and failed to timely pay for Fiscal Year 2021; and

WHEREAS, notice of the duly advertised public hearings was published in the newspaper and was mailed to each affected property owner as required by the Florida Statutes, Section 197.3632 prior to the public hearing for the potential adoption of the Final Rate Resolution and first reading of the Ordinance on September 14, 2020 via the TRIM notice that was sent by the Broward County Property Appraiser's Office; and

WHEREAS, residents had the right to file written objections regarding the certification and re-imposition of the annual tax assessments and had the right to be present and to be heard at the Public Hearing to be held on September 14, 2020 prior to the passage of the Resolution and first reading of the Ordinance, with the second reading of the Ordinance scheduled on September 28, 2020; and

WHEREAS, Preliminary Assessment Rate Resolution No. 21R-07-155 was heard on July 13, 2021 which provided the estimated assessments relative to nuisance abatement services on designated parcels that were in violation and failed to timely pay for Fiscal Year 2022; and

WHEREAS, notice of the duly advertised public hearings was published in the newspaper and was mailed to each affected property owner as required by the Florida

Statutes, Section 197.3632 prior to the public hearing for the potential adoption of the Final Rate Resolution and first reading of the Ordinance on September 13, 2021 via the TRIM notice that was sent by the Broward County Property Appraiser's Office; and

WHEREAS, residents had the right to file written objections regarding the certification and re-imposition of the annual tax assessments and had the right to be present and to be heard at the Public Hearing held on September 13, 2021 prior to the passage of the Resolution and first reading of the Ordinance, with the second reading of the Ordinance scheduled on September 27, 2021; and

WHEREAS, a public hearing was held on the Preliminary Assessment Rate Resolution No. 22R-07-150 on July 12, 2022 which provided the estimated assessments relative to nuisance abatement services on designated parcels that were in violation and failed to timely pay for Fiscal Year 2023; and

WHEREAS, notice of the duly advertised public hearings was published in the newspaper and will be mailed to each affected property owner as required by the Florida Statutes, Section 197.3632 prior to the public hearing for the potential adoption of the Final Rate Resolution and first reading of the Ordinance on September 14, 2022 via the TRIM notice that will be sent by the Broward County Property Appraiser's Office; and

WHEREAS, residents had the right to file written objections regarding the certification and re-imposition of the annual tax assessments and had the right to be present and to be heard at the Public Hearing to be held on September 14, 2022 prior to the passage of the Resolution and first reading of the Ordinance, with the second reading of the Ordinance scheduled on September 28, 2022; and

WHEREAS, a public hearing was held on the Preliminary Assessment Rate Resolution No. 23R-07-193 on July 11, 2023 which provided the estimated assessments relative to nuisance abatement services on designated parcels that were in violation and failed to timely pay for Fiscal Year 2024; and

WHEREAS, notice of the duly advertised public hearings was published in the newspaper and was mailed to each affected property owner as required by the Florida Statutes, Section 197.3632 prior to the public hearing for the potential adoption of the Final Rate Resolution and first reading of the Ordinance on September 14, 2023 via the TRIM notice that was sent by the Broward County Property Appraiser's Office; and

WHEREAS, residents had the right to file written objections regarding the certification and re-imposition of the annual tax assessments and had the right to be present and to be heard at the Public Hearing that was held on September 14, 2023 prior to the passage of the Resolution and first reading of the Ordinance, with the second reading of the Ordinance scheduled on September 28, 2023; and

WHEREAS, a public hearing was held on the Preliminary Assessment Rate Resolution No. 24R-07-151 on July 9, 2024 which provided the estimated assessments relative to nuisance abatement services on designated parcels that were in violation and failed to timely pay for Fiscal Year 2025; and

WHEREAS, notice of the duly advertised public hearings was published in the newspaper and was mailed to each affected property owner as required by the Florida Statutes, Section 197.3632 prior to the public hearing for the potential adoption of the Final Rate Resolution and first reading of the Ordinance on September 12, 2024 via the TRIM notice that was sent by the Broward County Property Appraiser's Office; and

WHEREAS, residents had the right to file written objections regarding the certification and re-imposition of the annual tax assessments and had the right to be present and to be heard at the Public Hearing that was held on September 12, 2024 prior to the passage of the Resolution and first reading of the Ordinance, with the second reading of the Ordinance scheduled on September 26, 2024; and

WHEREAS, a public hearing will be held on the Preliminary Assessment Rate Resolution No. 25R-07-140 on July 15, 2025 which will provide the estimated assessments relative to nuisance abatement services on designated parcels that were in violation and failed to timely pay for Fiscal Year 2026; and

WHEREAS, notice of the duly advertised public hearings was published in the newspaper and will be mailed to each affected property owner as required by the Florida Statutes, Section 197.3632 prior to the public hearing for the potential adoption of the Final Rate Resolution and first reading of the Ordinance on September 12, 2025 via the TRIM notice that will be sent by the Broward County Property Appraiser's Office; and

WHEREAS, residents have the right to file written objections regarding the certification and re-imposition of the annual tax assessments and had the right to be present and to be heard at the Public Hearing to be held on September 12, 2025 prior to the passage of the Resolution and first reading of the Ordinance, with the second reading of the Ordinance scheduled on September 29, 2025; and

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

SECTION 1. That commencing with the Fiscal Year beginning on October 1, 2025, and with the tax statement mailed for such Fiscal Year, the City of Lauderhill will use the uniform method of collecting non-ad valorem assessments authorized in Section 197.3632 of the Florida Statutes, as amended, for collecting non-ad valorem assessments for the cost and fees incurred by the City for self-help services related to nuisance abatement within the incorporated area of the City of Lauderhill as authorized by Section 197.3632 of the Florida Statutes. Such non-ad valorem assessments shall be imposed and levied within the incorporated area of the City of Lauderhill only to the designated parcels that have

committed such violations and who have failed to timely pay the invoice for nuisance abatement services rendered by, or on behalf of, the City. A map and/or legal description of the area subject to this assessment is attached hereto as Exhibit "A" and incorporated herein by reference thereto.

SECTION 2. The City of Lauderhill hereby determines that the levy of such assessments is needed to fund the actual costs and fees to provide nuisance abatement services within the incorporated area of the City only to the designated parcels. The estimated non-ad valorem rates to be assessed only on the designated parcels on the list are attached hereto as Exhibit "B" which totals \$347,650.00 and which is incorporated herein by reference thereto. The actual assessment will only be the actual costs and fees incurred in connection with the specific violation for the specific parcel, which was fully disclosed at the public meeting on July 15, 2025.

SECTION 3. The City Manager is hereby directed to prepare, or cause to be prepared, an updated Assessment Roll for the Fiscal Year commencing October 1, 2025, in the manner provided in the Florida Statutes. The updated Assessment Roll shall include all Tax Parcels within the Property Use Categories. The assessment for each parcel will be billed through the Broward County Property Appraiser's Office, via the Ad Valorem Tax Bill and collected through the Broward County Revenue Collections Division, as authorized by Florida Statutes, Section 197.3632. The Florida Statutes require the disclosure to owners, that "failure to pay the assessments will cause a Tax Certificate to be issued against the property, which may result in the loss of title."

SECTION 4. There is hereby established a public hearing to be held at 6:00 p.m. on September 12, 2025 in City Commission Chambers of City Hall, 5581 West Oakland Park Boulevard, Lauderhill, Florida, at which time the City Commission will receive and consider any comments on the Nuisance Abatement Assessments from the public and affected property owners and consider imposing Nuisance Abatement Assessments for the Fiscal Year beginning October 1, 2025 and collecting such assessments on the same bill as ad valorem taxes.

SECTION 5. The City published a notice of the public hearing authorized by Section 4 of this Preliminary Rate Resolution in the manner and time provided in the Florida Statutes, a copy of which is on file with the city clerk's office.

SECTION 6. Pursuant to section 200.069(13(a), Florida Statutes, and with agreement of the Property Appraiser, the City has elected to combine notice of the public hearing authorized by Section 4 hereof with the truth-in-millage notification required pursuant to section 200.069, Florida Statutes. Such mailed notice shall be in the form required by section 200.069(13(a), Florida Statutes, and consistent with the Uniform Assessment Collection Act and the Ordinance for the purpose of imposing Nuisance Abatement Assessments for the Fiscal Year beginning October 1, 2025. All first class mailed notices will be mailed timely consistent with all statutory requirements.

SECTION 7. Upon adoption, the City Clerk is hereby directed to send a certified copy of this Resolution confirming the preliminary estimate of the non-ad valorem assessment rate for Nuisance Abatement to the Broward County Property Appraiser by August 4, 2025.

SECTION 8. This Resolution shall take effect immediately upon its passage and adoption.

DATED this _____ day of _____, 2025.

PASSED AND ADOPTED on first reading this _____ day of _____, 2025.

DENISE D. GRANT
PRESIDING OFFICER

ATTEST:

ANDREA M. ANDERSON, MMC
CITY CLERK

MOTION _____
SECOND _____

R. CAMPBELL _____
M. DUNN _____
D. GRANT _____
J. HODGSON _____
S. MARTIN _____

Approved as to Form

Hans Ottinot
City Attorney