



Broward County Property Appraiser's Office
115 S. Andrews Avenue, Room 111
Fort Lauderdale, Florida 33301
(954) 357-6830 · Fax: (954) 357-8474
www.bcpa.net

DATE: July 8, 2019

MEMO TO: Sean Henderson, Deputy Director of Finance
City of Lauderhill

FROM: Holly M. Cimino
Director of Finance, Budget, and Tax Roll Management

SUBJECT: City of Lauderhill Safe Neighborhood TRIM Notice Information

Please complete the information requested below and return this form by August 2, 2019. This information will be included on the TRIM Notices. If any of the information is not applicable to your assessment, please write "N/A". Please attach a copy of your preliminary rates.

NAME OF ASSESSMENT: Windermere/Tree Garden SND

\*DATE OF HEARING: September 12, 2019

TIME OF HEARING: 5:55 PM

PLACE: 5581 W Oakland Park Blvd
Lauderhill, FL 33313

PHONE NUMBER: (954) 739 0100

TOTAL AMOUNT TO BE COLLECTED: \$172,338.00

Is the Trim Notice serving as the first class notice? Yes xx No

Signature [Handwritten Signature]

Date 7/18/19

Print Name Charles Faranda

\*Note: If the TRIM Notice is serving as the first class notice, your non-ad valorem hearing cannot be held prior to September 12, 2019 in order for the Property Appraiser to guarantee the 20-day notice requirement. Per Florida Statute 197.3632, your final adopted non-ad valorem rates must be submitted to the Revenue Collector no later than midnight on September 15th.

# CERTIFICATION

I certify this to be a true and correct copy of the record in my office.

WITNESSETH my hand and official seal of the City of Lauderhill, Florida, this the

RESOLUTION NO. 19R-07-141

9 day of July 20 19  
Nadia B. Di City Clerk

**A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF LAUDERHILL, FLORIDA RELATING TO ACTUAL COSTS AND EXPENSES ASSOCIATED WITH THE WINDERMERE/TREE GARDENS SAFE NEIGHBORHOOD IMPROVEMENT DISTRICT; DECLARING THE *ESTIMATED* NON-AD VALOREM SPECIAL ASSESSMENT RATE FOR FISCAL YEAR 2020; PROVIDING FOR RE-IMPOSITION OF THE UNIFORM METHOD FOR COLLECTING NON-AD VALOREM SPECIAL ASSESSMENTS ON THE ANNUAL TAX BILL FOR ALL RELATED COSTS AND EXPENSES FOR THE DESIGNATED DISTRICT AREA; STATING A NEED FOR SUCH LEVY TO COVER THE ACTUAL COSTS ASSOCIATED WITH THE IMPROVEMENT DISTRICT; ALLOWING FOR INCREASES EQUIVALENT TO THE ACTUAL COSTS INCURRED NOT TO EXCEED NON-AD VALOREM SPECIAL ASSESSMENTS OF \$500.00 AND A TAX LEVY OF TWO (2 MILLS FOR EACH INDIVIDUAL PARCEL OF LAND PER YEAR; 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 passed the Original Intent Resolution No. 09R-02-38, which authorized the initial imposition of the non-ad valorem special assessments to the Windermere/Tree Gardens Safe Neighborhood Improvement District area on the annual tax bill on behalf of the Safe Neighborhood Improvement District in the maximum amount of \$500.00 per parcel of land per year and 2 mills ad valorem tax levy; and

WHEREAS, Resolution No. 10R-09-175 authorized the re-imposition of the non-ad valorem special assessments to the designated District area in the subsequent year; and

WHEREAS, Resolution No. 11R-08-129 provided the estimated non-ad valorem special assessment rate for Fiscal Year 2012 and authorized the re-imposition of the non-ad valorem special assessments to the designated District Area; and

WHEREAS, the City Commission held a duly advertised public hearing regarding the imposition of the special assessment prior to the actual adoption of Resolution No. 11R-09-173 on September 14, 2011 and the final passage of Ordinance No. 110-09-162; and

WHEREAS, Resolution No. 12R-07-165 provided the estimated non-ad valorem special assessment rate for Fiscal Year 2013 and authorized the re-imposition of the non-ad valorem special assessments to the designated District Area, which was heard at public hearing on July 31, 2012; and

WHEREAS, the City Commission held a duly advertised public hearing regarding the imposition of this special assessment prior to the actual adoption of the Resolution No. 12R-09-194 on September 12, 2012 and prior to final passage of the Ordinance No. 120-09-138 on September 28, 2012; and

WHEREAS, the Windermere/Tree Gardens Safe Neighborhood Improvement District Advisory Council recommended and approved the estimated non-ad valorem special assessment rate for Fiscal Year 2014, which was subsequently approved by the Windermere/Tree Gardens Safe Neighborhood Improvement District Board of Directors via Resolution No. 2013-WR-20; and

WHEREAS, this Resolution No. 13R-07-151 was passed at the public hearing on July 24, 2013 which approved the estimated non-ad valorem special assessment rates for Fiscal Year 2014 as recommended by the Windermere/Tree Gardens Safe Neighborhood Improvement District Advisory Council and as approved by the Windermere/Tree Gardens Safe Neighborhood Improvement District Board of Directors; and

WHEREAS, Resolution 13R-07-151 authorized the re-imposition of the non-ad valorem special assessments to the designated District Area on behalf of the Safe Neighborhood Improvement District; and

WHEREAS, the City Commission held a duly advertised public hearing regarding the imposition of this special assessment prior to the actual adoption of the Resolution on September 12, 2013 and prior to final passage of the Ordinance on September 26, 2013; and

WHEREAS, Resolution No. 14R-07-164 was passed at the public meeting on July 21, 2014 which approved the *estimated* non-ad valorem special assessment rates for Fiscal Year 2015 as recommended by the Windermere/Tree Gardens Safe Neighborhood Improvement District Advisory Council and as approved by the Windermere/Tree Gardens Safe Neighborhood Improvement District Board of Directors; and

WHEREAS, Resolution No. 14R-07-164 authorized the re-imposition of the non-ad valorem special assessments to the designated District Area on behalf of the Safe Neighborhood Improvement District; and

WHEREAS, the City Commission held a duly advertised public hearing regarding the imposition of this special assessment prior to the actual adoption of the Resolution on September 15, 2014 and prior to final passage of the Ordinance on September 29, 2014;

WHEREAS, Resolution No. 15R-07-163 was passed at the public meeting on July 13, 2015 which approved the *estimated* non-ad valorem special assessment rates for Fiscal Year 2016 as recommended by the Windermere/Tree Gardens Safe Neighborhood Improvement District Advisory Council and as approved by the

Windermere/Tree Gardens Safe Neighborhood Improvement District Board of Directors;  
and

WHEREAS, Resolution No. 15R-07-163 authorized the re-imposition of the non-ad valorem special assessments to the designated District Area on behalf of the Safe Neighborhood Improvement District; and

WHEREAS, the City Commission held a duly advertised public hearing regarding the imposition of this special assessment prior to the actual adoption of the Final Rate Resolution on September 11, 2015 and prior to final passage of the Ordinance on September 21, 2015; and

WHEREAS, Resolution No. 16R-07-144 passed at the public meeting on July 11, 2016 which approved the *estimated* non-ad valorem special assessment rates for Fiscal Year 2017 as recommended by the Windermere/Tree Gardens Safe Neighborhood Improvement District Advisory Council and as approved by the Windermere/Tree Gardens Safe Neighborhood Improvement District Board of Directors; and

WHEREAS, Resolution No. 16R-07-144 authorized the re-imposition of the non-ad valorem special assessments to the designated District Area on behalf of the Safe Neighborhood Improvement District; and

WHEREAS, the City Commission held a duly advertised public hearing regarding the imposition of this special assessment prior to the actual adoption of the Final Rate Resolution on September 14, 2016 and prior to final passage of the Ordinance on September 28, 2016; and

WHEREAS, this Resolution No. 17R-07-176 was considered at the public meeting on July 10, 2017 which approved the *estimated* non-ad valorem special assessment rates for Fiscal Year 2018 as recommended by the Windermere/Tree Gardens Safe Neighborhood Improvement District Advisory Council and as approved by the Windermere/Tree Gardens Safe Neighborhood Improvement District Board of Directors; and

WHEREAS, Resolution No. 17R-07-176 authorized the re-imposition of the non-ad valorem special assessments to the designated District Area on behalf of the Safe Neighborhood Improvement District; and

WHEREAS, the City Commission held a duly advertised public hearing regarding the imposition of this special assessment prior to the actual adoption of the Final Rate Resolution on September 13, 2017 and prior to final passage of the Ordinance on September 25, 2017; and

WHEREAS, Resolution No. 18R-07-153 was considered at a public meeting on July 10, 2018 which approved the *estimated* non-ad valorem special assessment rates for Fiscal Year 2019 as recommended by the Windermere/Tree Gardens Safe Neighborhood Improvement District Advisory Council and as approved by the

Windermere/Tree Gardens Safe Neighborhood Improvement District Board of Directors;  
and

WHEREAS, Resolution No. 18R-07-153 authorized the re-imposition of the non-ad valorem special assessments to the designated District Area on behalf of the Safe Neighborhood Improvement District; and

WHEREAS, the City Commission held a duly advertised public hearing regarding the imposition of this special assessment prior to the actual adoption of the Final Rate Resolution on September 12, 2018 and prior to final passage of the Ordinance on September 26, 2018; and

WHEREAS, this Resolution No. 19R-07-141 will be considered at a public meeting on July 9, 2019 which will approve the *estimated* non-ad valorem special assessment rates for Fiscal Year 2020 as recommended by the Windermere/Tree Gardens Safe Neighborhood Improvement District Advisory Council and as approved by the Windermere/Tree Gardens Safe Neighborhood Improvement District Board of Directors; and

WHEREAS, this Resolution proposes to authorize the re-imposition of the non-ad valorem special assessments to the designated District Area on behalf of the Safe Neighborhood Improvement District; and

WHEREAS, the City Commission will hold a duly advertised public hearing regarding the imposition of this special assessment prior to the actual adoption of the Final Rate Resolution on September 12, 2019 and prior to final passage of the Ordinance on September 26, 2019;

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, 2019, and with the tax statement mailed for such Fiscal Year, the City of Lauderhill will continue to 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 actual costs and expenses associated with the Windermere/Tree Gardens Safe Neighborhood Improvement District *only* for the designated District Area on behalf of the Safe Neighborhood Improvement District. Such non-ad valorem assessments shall be re-imposed and levied within the incorporated area of the City of Lauderhill *only* to the designated District Area on their annual tax bill. Any and all delinquent amounts owed for such services rendered from unpaid prior billing will appear on the tax bill as a lump sum due, if applicable. 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 approves the assessments as recommended by the Windermere/Tree Gardens Safe Neighborhood Improvement

District Advisory Council and as approved by the Windermere/Tree Gardens Safe Neighborhood Improvement District Board of Directors who have determined that the levy of such assessments is needed to fund the actual costs and expenses associated with the designated District Area. The proposed *estimated* non-ad valorem rates to be assessed are: non-ad valorem special assessments in the amount of \$500.00 and a tax levy in the amount of two (2) mills. These proposed estimated rates were fully disclosed at the public meeting on July 9, 2019.

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, 2019, 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 5:55 p.m. on September 12, 2019, 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 Windermere/Tree Gardens Safe Neighborhood Improvement District Assessments from the public and affected property owners and consider imposing these Assessments for the Fiscal Year beginning October 1, 2019 on behalf of the Windermere/Tree Gardens Safe Neighborhood Improvement District 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 re-imposing the Windermere/Tree Gardens Safe Neighborhood Improvement District Assessments for the Fiscal Year beginning October 1, 2019. 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 the Windermere/Tree Gardens Safe Neighborhood Improvement District to the Broward County Property Appraiser by August 2, 2019.

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

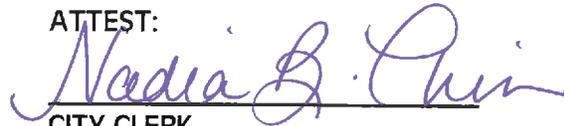
DATED this 9 day of July, 2019.

PASSED AND ADOPTED on first reading this 9 day of July, 2019.



\_\_\_\_\_  
PRESIDING OFFICER

ATTEST:



\_\_\_\_\_  
CITY CLERK

MOTION  
SECOND

Bates

Campbell

M. BATES  
H. BERGER  
R. CAMPBELL  
D. GRANT  
K. THURSTON

Yes

Yes

Yes

Yes

Yes

Approved as to Form



\_\_\_\_\_  
W. Earl Hall  
City Attorney



# City of Lauderhill

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

## File Details

**File Number: 19R-3302**

**File ID:** 19R-3302

**Type:** Resolution

**Status:** Agenda Ready

**Version:** 1

**Reference:**

**In Control:** City Commission Meeting

**File Created:** 07/03/2019

**File Name:** Windermere/Tree Gardens SND preliminary assessment rates

**Final Action:**

**Title:** RESOLUTION NO. 19R-07-141: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF LAUDERHILL, FLORIDA RELATING TO ACTUAL COSTS AND EXPENSES ASSOCIATED WITH THE WINDERMERE/TREE GARDENS SAFE NEIGHBORHOOD IMPROVEMENT DISTRICT; DECLARING THE *ESTIMATED* NON-AD VALOREM SPECIAL ASSESSMENT RATE FOR FISCAL YEAR 2020; PROVIDING FOR RE-IMPOSITION OF THE UNIFORM METHOD FOR COLLECTING NON-AD VALOREM SPECIAL ASSESSMENTS ON THE ANNUAL TAX BILL FOR ALL RELATED COSTS AND EXPENSES FOR THE DESIGNATED DISTRICT AREA; STATING A NEED FOR SUCH LEVY TO COVER THE ACTUAL COSTS ASSOCIATED WITH THE IMPROVEMENT DISTRICT; ALLOWING FOR INCREASES EQUIVALENT TO THE ACTUAL COSTS INCURRED NOT TO EXCEED NON-AD VALOREM SPECIAL ASSESSMENTS OF \$500.00 AND A TAX LEVY OF TWO (2 MILLS FOR EACH INDIVIDUAL PARCEL OF LAND PER YEAR; 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.

**Notes:**

**Sponsors:**

**Enactment Date:**

**Attachments:** REVISED-RES-19R-07-141-Windermere SND Preliminary Rate RESOLUTION 2019.pdf, Ex. A - WindermereSND.pdf

**Enactment Number:**

**Contact:**

**Hearing Date:**

\* **Drafter:** apetti@laudershill-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:
1	Public Hearing of the City Commission	07/09/2019					

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**Text of Legislative File 19R-3302**

**RESOLUTION NO. 19R-07-141: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF LAUDERHILL, FLORIDA RELATING TO ACTUAL COSTS AND EXPENSES ASSOCIATED WITH THE WINDERMERE/TREE GARDENS SAFE NEIGHBORHOOD IMPROVEMENT DISTRICT; DECLARING THE *ESTIMATED* NON-AD VALOREM SPECIAL ASSESSMENT RATE FOR FISCAL YEAR 2020; PROVIDING FOR RE-IMPOSITION OF THE UNIFORM METHOD FOR COLLECTING NON-AD VALOREM SPECIAL ASSESSMENTS ON THE ANNUAL TAX BILL FOR ALL RELATED COSTS AND EXPENSES FOR THE DESIGNATED DISTRICT AREA; STATING A NEED FOR SUCH LEVY TO COVER THE ACTUAL COSTS ASSOCIATED WITH THE IMPROVEMENT DISTRICT; ALLOWING FOR INCREASES EQUIVALENT TO THE ACTUAL COSTS INCURRED NOT TO EXCEED NON-AD VALOREM SPECIAL ASSESSMENTS OF \$500.00 AND A TAX LEVY OF TWO (2 MILLS FOR EACH INDIVIDUAL PARCEL OF LAND PER YEAR; 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.**

**Request Action:**

Pass a Resolution to approve the preliminary rate resolution providing the estimated non-ad valorem special assessments that will be charged on the Annual Broward County Tax Bill to the Windermere/Tree Gardens Safe Neighborhood Improvement District and the proposed rate structure, and re-imposing the uniform method for collecting this assessment.

**Need: (Why is there a need for this action?)**

The City of Lauderhill is re-imposing the costs and expenses associated with the Windermere/Tree Gardens Safe Neighborhood Improvement District within the designated District area. This rate is proposed as necessary to cover the actual costs and expenses associated with the improvement district. The preliminary rate must be submitted to the Broward County Property Appraiser's Office no later than August 2, 2019.

**Summary Explanation/ Background: (Provide a summary/background of this agenda request)**

The City of Lauderhill passed and adopted the Original Intent Resolution No. 09R-02-38 to begin imposing Assessments throughout the designated District area within the City of Lauderhill as a non-ad valorem assessment collected on the Annual Tax Bill. Each subsequent year the City has re-imposed

the uniform method of collection of the non-ad valorem special assessments for the Windermere/Tree Gardens Safe Neighborhood Improvement District. The estimated assessment is \$500.00 non-ad valorem assessment plus two (2) mills ad valorem taxation which is being proposed as being necessary to cover the actual costs and expenses associated with the improvement district. These proposed rates were already approved by the Windermere/Tree Gardens Safe Neighborhood Improvement District Safe Neighborhood Improvement District Advisory Board. A public hearing before the City Commission on this matter will be held on September 12, 2019 at or about 5:55 p.m. prior to the adoption of the Resolution for the purpose of receiving public comment on the re-imposition of the uniform method of collection of non-ad valorem special assessments for the Windermere/Tree Gardens Safe Neighborhood Improvement District and the proposed rate structure. The corresponding Ordinance will also be heard on first reading on September 12, 2019 and the second reading and adoption of the Ordinance is scheduled for September 26, 2019 @ 7:00 p.m. All affected owners will be provided notice of the estimated proposed assessment and of the fact that they have a right to file written objections, to appear and to be heard at the public hearings. Notice will be sent to each individual property owner via the TRIM Notice sent by the Broward County Appraiser's Office and Notice was already published in the newspaper. The estimated preliminary rate for the assessment must be approved and forwarded to the Broward County Property Appraiser by August 2, 2019.

**Attachments:** (Number all attachments consecutively)

Map of Area affected

**Cost Summary/ Fiscal Impact:** (Include projected cost, approved budget amount and account number, source of funds, and any future funding requirements)

Revenues in the estimated amount of \$\_\_\_\_\_ will be collected with the non-ad valorem annual assessment. An additional \$\_\_\_\_\_ will be collected with the ad valorem taxation. A total of \$\_\_\_\_\_ is estimated to be collected. Additional revenues in an unknown amount may also be realized with the interest earned on the potential investment of these monies.

Master Plan: Explain how this Agenda item advances one or more objectives

Goal 1: Clean, Green Sustainable Environment

- Increase mass transit ridership
- Reduce City energy consumption
- Reduce water consumption

Goal 2: Safe and Secure City of Lauderhill

- Crime in lower 50% in Broward
- Residents feel safe in neighborhood
- Reduce emergency fatalities

Goal 3: Open Spaces and Active Lifestyle for all ages

- Increase participation in youth sports
- Add new park land and amenities
- Increase attendance at cultural programs and classes

Goal 4: Growing Local Economy, Employment and Quality of Commercial Areas

- Increase commercial tax base
- Increase employment in Lauderhill businesses

Decrease noxious and blighted uses in commercial areas

Goal 5: Quality Housing at all Price Ranges and Attractive Communities

Neighborhood signs and active HOAs  Housing & streets improved, litter reduced

Increase proportion of single family homes and owner occupied housing

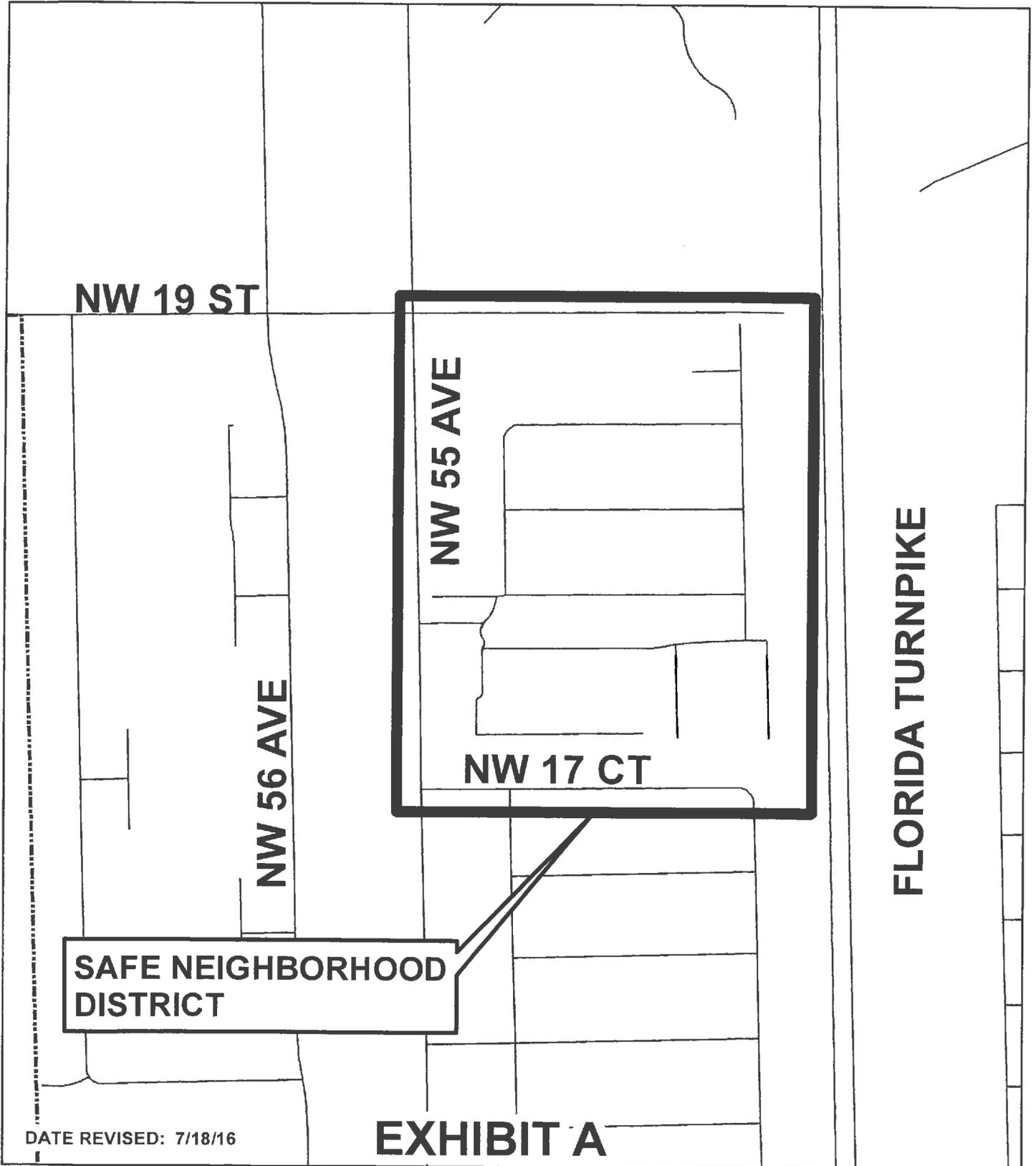
Goal 6: Efficient and Effective City Government, Customer Focused & Values Diversity

Improves City efficiency  Increase use of Information Technology

Increases residents perception of Lauderhill as an excellent place to live



**SAFE NEIGHBORHOOD DISTRICT  
WINDERMERE**



DATE REVISED: 7/18/16

**EXHIBIT A**