



# City of Lauderhill

City Commission  
Chambers at City Hall  
5581 W. Oakland Park  
Blvd.  
Lauderhill, FL, 33313  
[www.lauderhill-fl.gov](http://www.lauderhill-fl.gov)

## File Details

**File Number: 24R-5758**

**File ID:** 24R-5758

**Type:** Ordinance

**Status:** First Reading

**Version:** 1

**Reference:**

**In Control:** Nuisance  
Abatement Special  
Assessment  
Meeting

**File Created:** 08/08/2024

**File Name:** CC-Ord-Nuisance Special Assessment

**Final Action:**

**Title:** **ORDINANCE NO. 24O-09-140: AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF LAUDERHILL, FLORIDA, ADOPTING, APPROVING, CERTIFYING AND RE-IMPOSING THE UNIFORM METHOD FOR COLLECTING NON-AD VALOREM SPECIAL ASSESSMENTS LEVIED WITHIN THE INCORPORATED AREA OF THE CITY OF LAUDERHILL ON THE ANNUAL TAX BILL FOR ALL COSTS AND FEES INCURRED BY THE CITY TO PROVIDE SELF-HELP REMEDIES FOR NUISANCE ABATEMENT VIOLATIONS OF CITY CODE CHAPTER 10 RELATIVE TO GARBAGE, TRASH, UNSANITARY AND UNSIGHTLY CONDITIONS WHERE VIOLATORS FAIL TO TIMELY PAY BY SEPTEMBER 30TH; PROVIDING FOR ANNUAL BILLING FOR SUCH NON-AD VALOREM ASSESSMENTS, AS APPLICABLE, ON THE INDIVIDUAL VIOLATORS' BROWARD COUNTY ANNUAL TAX BILL; DECLARING NUISANCE ABATEMENT ASSESSMENT COSTS FOR THE FISCAL YEAR 2025; PROVIDING FOR IMPOSITION OF ANNUAL BILLING ON THE TAX BILL FOR ALL RELATED COSTS AND FEES FOR THOSE AREAS; STATING A NEED FOR SUCH LEVY TO COVER THE ACTUAL COSTS AND FEES FOR SERVICES; ALLOWING FOR INCREASES EQUIVALENT TO THE ACTUAL COSTS CHARGED BY THE SERVICE PROVIDER; PROVIDING FOR THE MAILING OF THIS ORDINANCE; PROVIDING FOR AN EFFECTIVE DATE.**

**Notes:** 6:10 meeting

**Sponsors:**

**Enactment Date:**

**Attachments:** ORD-24O-09-140-CC-Nuisance Abatement  
Assessment Ordinance FY 2025.pdf, Ex. A-Map  
-Nuisance Abatement Citywide.pdf, Ex-B-Revised  
Nuisance Assessment.pdf, NUISANCE  
ABATEMENT - CERTIFICATE OF ASSESSMENT  
2024.pdf, Nuisance Abatement Revised Trim  
Notice.pdf, September 12 & 26, 2024 - Non-Ad  
Valorem Special Assessments - Affidavit of  
Publication

**Enactment Number:**

Contact:

\* Drafter: apetti@lauderhill-fl.gov

Hearing Date:

Effective Date:

**History of Legislative File**

---

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
---------------	--------------	-------	---------	----------	-----------	-----------------	---------

---

**Text of Legislative File 24R-5758**

**ORDINANCE NO. 240-09-140: AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF LAUDERHILL, FLORIDA, ADOPTING, APPROVING, CERTIFYING AND RE-IMPOSING THE UNIFORM METHOD FOR COLLECTING NON-AD VALOREM SPECIAL ASSESSMENTS LEVIED WITHIN THE INCORPORATED AREA OF THE CITY OF LAUDERHILL ON THE ANNUAL TAX BILL FOR ALL COSTS AND FEES INCURRED BY THE CITY TO PROVIDE SELF-HELP REMEDIES FOR NUISANCE ABATEMENT VIOLATIONS OF CITY CODE CHAPTER 10 RELATIVE TO GARBAGE, TRASH, UNSANITARY AND UNSIGHTLY CONDITIONS WHERE VIOLATORS FAIL TO TIMELY PAY BY SEPTEMBER 30TH; PROVIDING FOR ANNUAL BILLING FOR SUCH NON-AD VALOREM ASSESSMENTS, AS APPLICABLE, ON THE INDIVIDUAL VIOLATORS' BROWARD COUNTY ANNUAL TAX BILL; DECLARING NUISANCE ABATEMENT ASSESSMENT COSTS FOR THE FISCAL YEAR 2025; PROVIDING FOR IMPOSITION OF ANNUAL BILLING ON THE TAX BILL FOR ALL RELATED COSTS AND FEES FOR THOSE AREAS; STATING A NEED FOR SUCH LEVY TO COVER THE ACTUAL COSTS AND FEES FOR SERVICES; ALLOWING FOR INCREASES EQUIVALENT TO THE ACTUAL COSTS CHARGED BY THE SERVICE PROVIDER; PROVIDING FOR THE MAILING OF THIS ORDINANCE; PROVIDING FOR AN EFFECTIVE DATE.**

**Request Action:** (State the action requested of the Commission and why the action is necessary. What is the expected outcome of the action?)

Ordinance required by Florida Statutes, Section 197.3632 in order to certify the assessment roll and impose the uniform method for collecting non-ad valorem special assessments as reflected on the Annual Tax Bill for all costs and fees incurred by the City to provide self-help remedies for Nuisance Abatement violations of City Code, Chapter 10 relative to garbage, trash, unsanitary and unsightly conditions to the designated parcels.

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

The City of Lauderhill is imposing the costs and fees incurred by the City to provide self-help remedies for nuisance abatement violations of City Code, Chapter 10 relative to garbage, trash, unsanitary and unsightly conditions where violators fail to timely pay on an annual basis to be collected by the Broward County Revenue Tax Collector as reflected on the owner's Annual Tax Bill for Fiscal Year 2025.

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

The City of Lauderhill previously passed and adopted the original Intent Resolution No. 12R-02-11 to begin to impose assessments to individual designated parcels for all costs and fees incurred by the City to provide self-help remedies for nuisance abatement violations as a non-ad valorem special assessment on the Annual Tax Bill that is billed by the Broward County Property Appraiser's Office and which is collected by the Revenue Tax Collector. This Ordinance proposes to re-impose the uniform method of collection of the non-ad valorem special assessments for nuisance abatement self-help remedy costs and fees. A public hearing on this matter was held on September 12, 2024 at or about 6:10 p.m. prior to the first reading of this Ordinance for the purpose of receiving public comments and objections on the imposition of the uniform method of collection and the collection of non-ad valorem special assessments for nuisance abatement. The second reading and adoption of this Ordinance is scheduled for September 26, 2024 at or about 6:00 p.m. All owners were provided notice of the estimated assessment rate and of the fact that they had a right to file written objections and to be heard at the public hearings. Notice was sent to each individual property owner via the TRIM Notice send by the Broward County Appraiser's Office. Notice was also published in the Newspaper. The Preliminary Rate Resolution No. 24R-07-151 was passed and adopted on July 9, 2024 *estimated revenue* collections in the total amount of \$58,438.00. The ***revised final rates*** were disclosed on September 12, 2024 and September 26, 2024 in the amount of **56,548.04**.

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

1. Ex. A - Map of Area affected.
2. Ex. B - Revised Schedule of Rates
3. Certificate of Assessments.
4. Proof of Publication of Hearing and TRIM.

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

Revised Revenues in the estimated amount of \$56,548.04 are expected to be collected with this annual non-ad valorem assessment. Additional revenues in an unknown amount may also be realized with the interest earned on the potential investment of these monies.

**Master Plan:**

**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