



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: 25O-0055

File ID: 25O-0055

Type: Ordinance

Status: First Reading

Version: 1

Reference:

In Control: Manors SND
Special
Assessment
Meeting

File Created: 09/02/2025

File Name: MANORS

Final Action:

Title: ORDINANCE NO. 25O-09-129: 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 MANORS OF INVERRARY SAFE NEIGHBORHOOD IMPROVEMENT DISTRICT DESIGNATED AREA AS REFLECTED ON THE ANNUAL TAX BILL FOR COSTS AND EXPENSES ASSOCIATED WITH THE IMPROVEMENT DISTRICT; DECLARING A SAFE NEIGHBORHOOD SPECIAL ASSESSMENT FOR THE FISCAL YEAR 2026; PROVIDING FOR RE-IMPOSITION OF ANNUAL BILLING ON THE TAX BILL FOR THE ACTUAL COSTS AND EXPENSES FOR THE IMPROVEMENT DISTRICT DESIGNATED AREA; STATING A NEED FOR SUCH LEVY TO COVER THE ACTUAL COSTS ASSOCIATED WITH THE IMPROVEMENT DISTRICT; ADOPTING A TAX LEVY OF ZERO (0.0) MILLS AND A NON-AD VALOREM SPECIAL ASSESSMENT OF FOUR HUNDRED DOLLARS (\$400.00) FOR THE CONDO I ASSOCIATION CATEGORY PARCELS; ADOPTING A TAX LEVY OF ZERO (0.0) MILLS AND A NON-AD VALOREM SPECIAL ASSESSMENT OF FOUR HUNDRED DOLLARS (\$400.00) FOR THE CONDO XI ASSOCIATION CATEGORY PARCELS; AND ADOPTING A TAX LEVY OF ZERO (0.0) MILLS AND A NON-AD VALOREM SPECIAL ASSESSMENT OF ZERO DOLLARS (\$00.00) FOR THE MASTER ASSOCIATION CATEGORY PARCELS AND ADOPTING A TAX LEVY OF ZERO (0.0) MILLS AND A NON-AD VALOREM SPECIAL ASSESSMENT OF ONE HUNDRED DOLLARS (\$100.00) FOR THE CONDO XII ASSOCIATION CATEGORY PARCELS; PROVIDING FOR THE MAILING OF THIS ORDINANCE; PROVIDING FOR AN EFFECTIVE DATE.

Notes:

Sponsors:**Enactment Date:**

Attachments: ORD-25O-09-129-MANORS SND Final Assessment Ordinance FY 2026, Ex A - map Manors SND, Ex B - Manors - Assessment Rate FY 2026, 159 - FY 2026 - Common Area, 155 - FY 2026 - Condo XI, 155 - FY 2026 - Condo 1, DR420_2025_1871 MANORS, Manors Trim Notice, Manors Certificate of Assessment 2025, September 12 & 29, 2025 - Non-Ad Valorem Special Assessments - Affidavit of Publication, Manors SND Rate Schedule

Enactment Number:**Contact:****Hearing Date:*** **Drafter:** ytodd@laudierhill-fl.gov**Effective Date:****History of Legislative File**

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
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Text of Legislative File 25O-0055

ORDINANCE NO. 25O-09-129: 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 MANORS OF INVERRARY SAFE NEIGHBORHOOD IMPROVEMENT DISTRICT DESIGNATED AREA AS REFLECTED ON THE ANNUAL TAX BILL FOR COSTS AND EXPENSES ASSOCIATED WITH THE IMPROVEMENT DISTRICT; DECLARING A SAFE NEIGHBORHOOD SPECIAL ASSESSMENT FOR THE FISCAL YEAR 2026; PROVIDING FOR RE-IMPOSITION OF ANNUAL BILLING ON THE TAX BILL FOR THE ACTUAL COSTS AND EXPENSES FOR THE IMPROVEMENT DISTRICT DESIGNATED AREA; STATING A NEED FOR SUCH LEVY TO COVER THE ACTUAL COSTS ASSOCIATED WITH THE IMPROVEMENT DISTRICT; ADOPTING A TAX LEVY OF ZERO (0.0) MILLS AND A NON-AD VALOREM SPECIAL ASSESSMENT OF FOUR HUNDRED DOLLARS (\$400.00) FOR THE CONDO I ASSOCIATION CATEGORY PARCELS; ADOPTING A TAX LEVY OF ZERO (0.0) MILLS AND A NON-AD VALOREM SPECIAL ASSESSMENT OF FOUR HUNDRED DOLLARS (\$400.00) FOR THE CONDO XI ASSOCIATION CATEGORY PARCELS; AND ADOPTING A TAX LEVY OF ZERO (0.0) MILLS AND A NON-AD VALOREM SPECIAL ASSESSMENT OF ZERO DOLLARS (\$00.00) FOR THE MASTER ASSOCIATION CATEGORY PARCELS AND ADOPTING A TAX LEVY OF ZERO (0.0) MILLS AND A NON-AD VALOREM SPECIAL ASSESSMENT OF ONE HUNDRED DOLLARS (\$100.00) FOR THE CONDO XII ASSOCIATION CATEGORY PARCELS; PROVIDING FOR THE MAILING OF THIS ORDINANCE; PROVIDING FOR AN EFFECTIVE DATE.

Request Action:

Ordinance required by Florida Statutes, Section 197.3632 in order to adopt, approve, and certify the assessment roll and re-impose the uniform method for collecting non-ad valorem special assessments on Annual Broward County Tax Bill for the costs and expenses associated with the operation of the Manors of Inverrary Safe Neighborhood Improvement District Area.

Need Summary Explanation/ Background:

The City of Lauderhill is re-imposing non-ad valorem special assessments in the amounts voted upon at the public hearing per parcel per year based upon the designated categories broken down by building for the properties located within the Manors of Inverrary Designated Safe Neighborhood Improvement District Area. The Assessment Roll must be certified prior to September 15, 2025.

The City Commission of the City of Lauderhill previously passed its Intent Resolution to impose the uniform method of collecting non-ad valorem special assessments for the costs and expenses associated with the operation of the Safe Neighborhood Improvement District providing that owner's within the designated District Area would be billed a one-time lump sum figure on the owner's annual tax bill that is sent by the Broward County Tax Collector. This non-ad valorem special assessment is authorized pursuant to Florida Statutes, Section 197.3632. This Ordinance approving, certifying and re-imposing the non-ad valorem special assessment was considered at a virtual public hearing enabling members of the public to have their comments and objections considered which was held on September 12, 2025 prior to the consideration of the adoption of the first reading of this Ordinance. All owners were provided notice of the estimated assessment at the rate. Notice was sent to each individual property owner within the Designated District Area via the TRIM Notice sent by the Broward County Appraiser's Office with the maximum limit per law. Notice was also published in the Newspaper providing the original estimated assessment rate that was passed via the Preliminary Assessment Rate Resolution No. 25R-07-137 on July 15, 2025 which included notice of the fact that they had a right to file written objections and to appear and to be heard at the virtual public hearings. The Manors of Inverrary Advisory Council requested a Condo I Category non ad valorem special assessment of FOUR Hundred Dollars and No Cents (\$400.00) and zero (0) Mills, and a Condo XI non ad valorem special assessment of FOUR Hundred Dollars and No Cents (\$400.00) and zero (0) Mills, and a Master Association Category non ad-valorem special assessment of ONE HUNDRED Dollars (\$100.00) and zero (0) mills to be assessed this year, and a Condo XII non ad valorem special assessment of non ad-valorem special assessment of Zero Dollars (\$00.00) and zero (0) mills.

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:

1. Ex. A - Map of Area affected.
2. Ex. B - Amended Schedule of Rates.
3. Certificate of Assessments.
4. Proof of Publication of Hearing and TRIM.
5. DR 420 - Verification Form.

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 | |