
**AGREEMENT FOR UNIFORM COLLECTION OF
NON-AD VALOREM SPECIAL ASSESSMENTS**

THIS AGREEMENT made and entered into this _____ day of _____, 2025, by and between the City of Lauderhill ("City"), whose address is 5581 West Oakland Park Boulevard, Lauderhill, Florida 33313 and the Honorable Abbey Ajayi, the state-constitution Tax Collector in and for the Broward County political subdivision, whose address is 115 S. Andrews Avenue, A100, Fort Lauderdale, Florida 33301 ("Tax Collector").

SECTION I
Purpose

1. The City is authorized to impose and to levy, and by appropriate Resolution has expressed its intent to use the statutory uniform methodology form of collection of, non-ad valorem assessments for certain projects or improvements ("Assessments"), by Chapter 76-441, as amended, Laws of Florida, Sections 197.3631, 197.3632 and 197.3635, Florida Statutes, and rules adopted by the City, and other applicable provision of law.

2. The purpose of this Agreement is to establish the terms and conditions under which the Tax Collector shall, pursuant to Section 197.3632, Florida Statutes, collect and enforce those certain non-ad valorem special assessments imposed and levied by City.

3. City acknowledges that the Tax Collector has no duty, authority or responsibility in the imposition and levy of any non-ad valorem assessments, including the City's "Assessments," and that it is the sole responsibility and duty of the City to follow

all procedural and substantive requirements for the imposition and levy of constitutionally lienable non-ad valorem assessments, including the Assessments.

SECTION II

Term

The term of this Agreement shall commence upon execution, effective for 2025, and shall continue and extend uninterrupted from year-to-year, automatically renewed for successive periods not to exceed one (1) year each, unless the City shall inform the Tax Collector, as well as Property Appraiser and the Department of Revenue, by January 10th of that calendar year, that the City intends to discontinue to use the uniform methodology for such Assessments using form DR-412 promulgated by the Florida Department of Revenue.

SECTION III

Duties and Responsibilities of City

The City shall:

1. Reimburse the Tax Collector for the actual costs of collection of the non-ad valorem assessments, which reimbursement amount will not exceed two (2) percent of the amount of the Assessments collected and remitted pursuant to Section 197.3632(8)(c), Florida Statutes;

2. Reimburse Tax Collector for necessary administrative costs for the collection and enforcement of the Assessments by the Tax Collector under the uniform methodology, pursuant to Section 197.3632(2), Florida Statutes, and Rule 12D-18.004(2), Florida Administrative Code, to include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage and programming.

3. Pay for or alternatively reimburse the Tax Collector for any separate tax bill (not the tax notice) necessitated by any subsequent inability of the Tax Collector to merge the non-ad valorem special assessment roll as certified pursuant to Section 197.3532(7), Florida Statutes, and Rule 12D-18.004(2) Florida Administrative Code.

4. Upon being billed timely, pay directly for necessary advertising relating to implementation of the uniform non-ad valorem special assessment law pursuant to Sections 197.3632 and 197.3635, Florida statutes, and Rule 12D-18.004(2), Florida Administrative Code.

5. Timely certify the applicable non-ad valorem assessment roll to the Tax Collector in accordance with the requirements of Section 197.3632(10), Florida Statutes, and Rule 12D-18.006, Florida Administrative Code.

6. To the extent provided by law, indemnify and hold harmless Tax Collector to the extent of any legal action which may be filed in local, state or federal courts or administrative agency against Tax Collector regarding the imposition, levy, roll preparation and certification of the Assessments; City shall pay for or reimburse Tax Collector for fees and costs (including attorney's fees and costs) for services rendered by the Tax Collector with regard to any such legal action.

SECTION IV **Duties of the Tax Collector**

1. The Tax Collector shall take all actions legally required to collect the Assessments pursuant in accordance with Chapter 197, Florida Statutes.

2. The Tax Collector agrees to cooperate with the City in implementation of the uniform methodology for collecting Assessments pursuant to and as limited by Sections 197.3632 and 197.3635, Florida Statutes.

3. If the Tax Collector discovers errors or omissions on such roll, Tax Collector may request that the City file a corrected roll or a correction of the amount of any assessment. The City shall bear the cost of any such error or omission.

4. Tax Collector hereby agrees to accept Intent Resolution Nos. 25R-07-136, 25R-07-137, 25R-07-138, 25R-07-139, 25R-07-140, 25R-07-141 and 25R-07-143 attached hereto and incorporated as part of this agreement as Composite Exhibit A, as required by Section 197.3632(3)(a), Florida Statutes.

SECTION VI **Miscellaneous**

1. This Agreement constitutes the entire agreement between the parties with respect to the subject matter contained herein and may not be amended, modified or rescinded, except in writing and signed by the parties hereto.

2. Should any provision of this Agreement be declared to be invalid, the remaining provisions of this Agreement shall remain in full force and effect.

3. This Agreement shall be governed by the laws of the State of Florida.

4. This Agreement may be executed in multiple counterparts, each of which shall be deemed to be an original, but all of which together will constitute but one and the same instrument.

5. Written notice shall be given to the parties at the following address, or such other place or person as each of the parties shall designate by similar notice:

a. As to Tax Collector:	Hon. Abbey Ajayi Broward County Tax Collector 115 S. Andrews Avenue, A100 Fort Lauderdale, FL 33301
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With a copy to: Timothy R. Qualls, Esq.
Young Qualls, P.A.
Post Office Drawer 1833
Tallahassee, FL 32302-1833

b. As to City: Mayor Denise D. Grant
City of Lauderhill
5581 West Oakland Park Boulevard,
Lauderhill, Florida 33313

With a copy to: Andrea M. Anderson, City Clerk
City of Lauderhill
5581 West Oakland Park Boulevard,
Lauderhill, Florida 33313

Hans Ottinot, Esq.
Ottinot Law, P.A.
5944 Coral Ridge Drive, PM #201
Coral Springs, Florida 33076

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[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals and such of them as are corporations have caused these presents to be signed by their duly authorized officers.

ATTEST:

BROWARD COUNTY TAX COLLECTOR

Signature

Abbey Ajayi, Tax Collector

Printed Name

Date

ATTEST:

CITY OF LAUDERHILL

Signature

Denise D. Grant, Mayor

Printed Name

Date

COMPOSITE EXHIBIT A

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 Lauderdale, Florida, this the

RESOLUTION NO. 25R-07-136

17 day of July 20 25
Andre M. And City Clerk

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF LAUDERHILL, FLORIDA RELATING TO ACTUAL COSTS AND EXPENSES ASSOCIATED WITH THE HABITAT SAFE NEIGHBORHOOD IMPROVEMENT DISTRICT; DECLARING THE ESTIMATED NON-AD VALOREM SPECIAL ASSESSMENT RATE FOR FISCAL YEAR 2026; PROVIDING FOR THE 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 \$125.00 AND A TAX LEVY OF ONE (1) MILL 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. 10R-12-244, which declared the intent to impose non-ad valorem special assessments to the Habitat 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 per year and 2 mills ad valorem tax levy; and

WHEREAS, Resolution No. 11R-08-132 was passed after a public hearing was held on August 1, 2011 which provided the estimated non-ad valorem special assessment rate for Fiscal Year 2012 and authorized the initial 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 this special assessment prior to the actual adoption of Resolution No. 11R09-164 on September 14, 2011 and the passage of the Ordinance No. 110-09-159 on September 28, 2011; and

WHEREAS, Resolution No. 12R-07-166 was passed at a public meeting on July 31, 2012 which 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; and

WHEREAS, the City Commission held duly advertised public hearings regarding the re-imposition of this special assessment and approval of rate prior to the actual adoption of the Resolution No. 12R-09-191 on September 12, 2012 and the final passage of the Ordinance No. 120-09-135 on September 28, 2012; and

WHEREAS, the Habitat 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 Habitat Safe Neighborhood Improvement District Board of Directors via Resolution 2013-HR-15; and

WHEREAS, Resolution No. 13R-07-148 passed at a public meeting on July 24, 2013 and provided the estimated non-ad valorem special assessment rate for Fiscal Year 2014 as recommended by the Habitat Advisory Council and as approved by the Habitat Safe Neighborhood Improvement District Board of Directors; and

WHEREAS, Resolution 13R-07-148 authorized the re-imposition of the non-ad valorem special assessments to the designated District Area on behalf of the Safe Neighborhood District; and

WHEREAS, the City Commission held duly advertised public hearings regarding the re-imposition of this special assessment on behalf of the Safe Neighborhood Improvement District and approval of the assessment rate prior to the actual adoption of the Resolution on September 12, 2013 and the final passage of the Ordinance on September 26, 2013; and

WHEREAS, the Habitat Safe Neighborhood Improvement District Advisory Council recommended and approved the estimated non-ad valorem special assessment rate for Fiscal Year 2015, which was subsequently approved by the Habitat Safe Neighborhood Improvement District Board of Directors; and

WHEREAS, Resolution No. 14R-07-161 was heard at a public meeting on July 21, 2014 which provided the estimated non-ad valorem special assessment rate for Fiscal Year 2015 as recommended by the Habitat Advisory Council and as approved by the Habitat Safe Neighborhood Improvement District Board of Directors; and

WHEREAS, Resolution 14R-07-161 authorized the re-imposition of the non-ad valorem special assessments to the designated District Area on behalf of the Safe Neighborhood District; and

WHEREAS, the City Commission held duly advertised public hearings regarding the re-imposition of this special assessment on behalf of the Safe Neighborhood Improvement District and approval of the assessment rate prior to the actual adoption of the Resolution on September 15, 2014 and the final passage of the Ordinance on September 29, 2014; and

WHEREAS, the Habitat Safe Neighborhood Improvement District Advisory Council recommended and approved the estimated non-ad valorem special assessment rate for Fiscal Year 2016, which was subsequently approved by the Habitat Safe Neighborhood Improvement District Board of Directors; and

WHEREAS, Resolution No. 15R-07-156 was heard at a public meeting on July 13, 2015 which provided the estimated non-ad valorem special assessment rate for Fiscal Year 2016 as recommended by the Habitat Advisory Council and as approved by the Habitat Safe Neighborhood Improvement District Board of Directors; and

WHEREAS, Resolution 15R-07-156 authorized the re-imposition of the non-ad valorem special assessments to the designated District Area on behalf of the Safe Neighborhood District; and

WHEREAS, the City Commission held duly advertised public hearings regarding the re-imposition of this special assessment on behalf of the Safe Neighborhood Improvement District and approval of the assessment rate prior to the actual adoption of the Final Rate Resolution on September 11, 2015 and the final passage of the Ordinance on September 21, 2015; and

WHEREAS, Resolution No. 16R-07-141 was heard at a public meeting on July 11, 2016 which provided the estimated non-ad valorem special assessment rate for Fiscal Year 2017 as recommended by the Habitat Advisory Council and as approved by the Habitat Safe Neighborhood Improvement District Board of Directors; and

WHEREAS, Resolution 16R-07-141 authorized the re-imposition of the non-ad valorem special assessments to the designated District Area on behalf of the Safe Neighborhood District; and

WHEREAS, the City Commission held duly advertised public hearings regarding the re-imposition of this special assessment on behalf of the Safe Neighborhood Improvement District and approval of the assessment rate prior to the actual adoption of the Final Rate Resolution on September 14, 2016 and the final passage of the Ordinance on September 28, 2016; and

WHEREAS, Resolution No. 17R-07-173 was considered at a public meeting on July 10, 2017 and it provided the estimated non-ad valorem special assessment rate for Fiscal Year 2018 as recommended by the Habitat Advisory Council and as approved by the Habitat Safe Neighborhood Improvement District Board of Directors; and

WHEREAS, Resolution 17R-07-173 authorized the re-imposition of the non-ad valorem special assessments to the designated District Area on behalf of the Safe Neighborhood District; and

WHEREAS, the City Commission held a duly advertised public hearings regarding the re-imposition of this special assessment on behalf of the Safe Neighborhood Improvement District and approval of the assessment rate prior to the actual adoption of the Final Rate Resolution on September 13, 2017 and the final passage of the Ordinance was on September 25, 2017; and

WHEREAS, Resolution No. 18R-07-155 was considered at a public meeting on July 10, 2018 and it provided the estimated non-ad valorem special assessment rate for Fiscal Year 2019 as recommended by the Habitat Advisory Council and as approved by the Habitat Safe Neighborhood Improvement District Board of Directors; and

WHEREAS, Resolution No. 18R-07-155 authorize the re-imposition of the non-ad valorem special assessments to the designated District Area on behalf of the Safe Neighborhood District; and

WHEREAS, the City Commission held duly advertised public hearings regarding the re-imposition of this special assessment on behalf of the Safe Neighborhood Improvement District and approval of the assessment rate prior to the actual adoption of the Final Rate Resolution on September 12, 2018 and the final passage of the Ordinance on September 26, 2018;

WHEREAS, Resolution No. 19R-07-139 provided the estimated non-ad valorem special assessment rate for Fiscal Year 2020 as recommended by the Habitat Advisory Council and as approved by the Habitat Safe Neighborhood Improvement District Board of Directors; and

WHEREAS, Resolution No. 19R-07-139 proposed to authorize the re-imposition of the non-ad valorem special assessments to the designated District Area on behalf of the Safe Neighborhood District; and

WHEREAS, the City Commission held duly advertised public hearings regarding the re-imposition of this special assessment on behalf of the Safe Neighborhood Improvement District and approval of the assessment rate prior to the actual adoption of the Final Rate Resolution on September 14, 2020 and the final passage of the Ordinance on September 28, 2020; and

WHEREAS, Resolution No. 20R-07-137 was considered at a public meeting on July 14, 2020 and it provided the estimated non-ad valorem special assessment rate for Fiscal Year 2021 as recommended by the Habitat Advisory Council and as approved by the Habitat Safe Neighborhood Improvement District Board of Directors; and

WHEREAS, Resolution 20R-07-137 authorized the re-imposition of the non-ad valorem special assessments to the designated District Area on behalf of the Safe Neighborhood District; and

WHEREAS, the City Commission held duly advertised public hearings regarding the re-imposition of this special assessment on behalf of the Safe Neighborhood Improvement District and approval of the assessment rate prior to the actual adoption of the Final Rate Resolution on September 14, 2020 and the final passage of the Ordinance on September 28, 2020; and

WHEREAS, Resolution No. 21R-07-149 was considered at a public meeting on July 13, 2021 and it provided the estimated non-ad valorem special assessment rate for Fiscal Year 2022 as recommended by the Habitat Advisory Council and as approved by the Habitat Safe Neighborhood Improvement District Board of Directors; and

WHEREAS, Resolution No. 21R-07-149 authorized the re-imposition of the non-ad valorem special assessments to the designated District Area on behalf of the Safe Neighborhood District; and

WHEREAS, the City Commission held duly advertised public hearings regarding the re-imposition of this special assessment on behalf of the Safe Neighborhood Improvement District and approval of the assessment rate prior to the actual adoption of the Final Rate Resolution on September 13, 2021 and the final passage of the Ordinance on September 27, 2021; and

WHEREAS, Resolution No. 22R-07-144 was considered at a public meeting on July 12, 2022 and it provided the estimated non-ad valorem special assessment rate for Fiscal Year 2023 as recommended by the Habitat Advisory Council and as approved by the Habitat Safe Neighborhood Improvement District Board of Directors; and

WHEREAS, Resolution 22R-07-144 authorized the re-imposition of the non-ad valorem special assessments to the designated District Area on behalf of the Safe Neighborhood District; and

WHEREAS, the City Commission held duly advertised public hearings regarding the re-imposition of this special assessment on behalf of the Safe Neighborhood Improvement District and approval of the assessment rate prior to the actual adoption of the Final Rate Resolution on September 14, 2022 and the final passage of the Ordinance on September 28, 2022; and

WHEREAS, Resolution No. 23R-07-187 adopted at a public meeting on July 11, 2023 and it provides the estimated non-ad valorem special assessment rate for Fiscal Year 2024 as recommended by the Habitat Advisory Council and as approved by the Habitat Safe Neighborhood Improvement District Board of Directors; and

WHEREAS, Resolution No. 23R-07-187 authorized the re-imposition of the non-ad valorem special assessments to the designated District Area on behalf of the Safe Neighborhood District; and

WHEREAS, the City Commission held duly advertised public hearings regarding the re-imposition of this special assessment on behalf of the Safe Neighborhood Improvement District and approved the assessment rate prior to the actual adoption of the Final Rate Resolution on September 14, 2023 and the final passage of the Ordinance on September 28, 2023; and

WHEREAS, Resolution No. 24R-07-145 authorized the re-imposition of the non-ad valorem special assessments to the designated District Area on behalf of the Safe Neighborhood District; and

WHEREAS, the City Commission held duly advertised public hearings regarding the re-imposition of this special assessment on behalf of the Safe Neighborhood Improvement District and approved the assessment rate prior to the actual adoption of the Final Rate

Resolution on September 12, 2024 and the final passage of the Ordinance on September 26, 2024; and

WHEREAS, this Resolution No. 25R-07-136 is to be considered at a public meeting on July 15, 2025 and it provides the estimated non-ad valorem special assessment rate for Fiscal year 2026 as recommended by the Habitat Advisory Council and as approved by the Habitat 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 District; and

WHEREAS, the City Commission will hold duly advertised public hearings regarding the re-imposition of this special assessment on behalf of the Safe Neighborhood Improvement District and approval of the assessment rate prior to the actual adoption of the Final Rate Resolution on September 12, 2025 and the final passage of the Ordinance on September 29, 2025;

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 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 Habitat 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 Habitat Safe Neighborhood Improvement District Advisory Council and as approved by the Habitat 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 estimated non-ad valorem rates to be assessed are: Non-ad valorem special assessments in the amount of \$125.00 and a tax levy of one (1) mill. These estimated rates were 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 Assessment Roll for the Fiscal Year commencing October 1, 2025, in the manner provided in the Florida Statutes. The 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 5:30 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 Habitat Safe Neighborhood Improvement District Assessments from the public and affected property owners and consider re-imposing these Assessments for the Fiscal Year beginning October 1, 2025 on behalf of the Habitat 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 Habitat Safe Neighborhood Improvement District 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 the Habitat Safe Neighborhood Improvement District 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 15 day of July, 2025.

PASSED AND ADOPTED on first reading this 15 day of July, 2025.



DENISE D. GRANT, MAYOR
PRESIDING OFFICER

ATTEST:



ANDREA M. ANDERSON, MMC
CITY CLERK

MOTION S. Martin

SECOND M. Dunn

R. CAMPBELL Yes

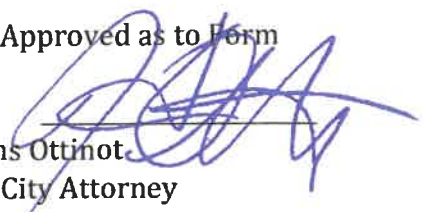
M. DUNN Yes

D. GRANT Yes

J. HODGSON Yes

S. MARTIN Yes

Approved as to Form



Hans Ottinot
City Attorney



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-6241

File ID: 25R-6241

Type: Resolution

Status: Agenda Ready

Version: 1

Reference:

In Control: City Commission
Meeting

File Created: 07/07/2025

File Name: FY 2026 Habitat SND Preliminary Assessment

Final Action:

Title: RESOLUTION NO. 25R-07-136

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF LAUDERHILL, FLORIDA RELATING TO ACTUAL COSTS AND EXPENSES ASSOCIATED WITH THE HABITAT SAFE NEIGHBORHOOD IMPROVEMENT DISTRICT; DECLARING THE *ESTIMATED* NON-AD VALOREM SPECIAL ASSESSMENT RATE FOR FISCAL YEAR 2026; PROVIDING FOR THE 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 \$125.00 AND A TAX LEVY OF ONE (1) MILL 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: 25R-07-136, HABITAT SND Calculation, Haitat Map

Enactment Number:

Contact:

Hearing Date:

* **Drafter:** clangley@lauderdale-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 25R-6241**RESOLUTION NO. 25R-07-136**

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF LAUDERHILL, FLORIDA RELATING TO ACTUAL COSTS AND EXPENSES ASSOCIATED WITH THE HABITAT SAFE NEIGHBORHOOD IMPROVEMENT DISTRICT; DECLARING THE *ESTIMATED* NON-AD VALOREM SPECIAL ASSESSMENT RATE FOR FISCAL YEAR 2026; PROVIDING FOR THE 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 \$125.00 AND A TAX LEVY OF ONE (1) MILL 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 Habitat Safe Neighborhood Improvement District and the proposed rate structure, and re-imposing the uniform method for collecting this assessment. The Preliminary assessment estimates for Fiscal Year 2026 are Non-ad Valorem assessment of \$125.00 and 1 mill ad valorem tax levy.

Need Summary Explanation/ Background:

The City of Lauderhill is re-imposing the costs and expenses associated with the Habitat 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 4, 2025.

Cost Summary/ Fiscal Impact:

The City of Lauderhill passed and adopted an Original Intent Resolution 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. The estimated assessment is \$125.00 non-ad valorem assessment plus one (1) mill ad valorem taxation which is being proposed as being necessary to cover the actual costs and expenses associated with the improvement district. This proposed rate was approved by the Habitat Safe Neighborhood Improvement District Advisory Board. A public hearing before the City Commission on this matter will be held on September 12, 2025 at or about 5:30 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 Habitat Safe Neighborhood Improvement District and the proposed rate structure. The corresponding Ordinance will also be heard on first reading on September 12, 2025 and the second reading and adoption of the Ordinance is scheduled for September 29, 2025 @ 5:15 p.m. All effected 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 4, 2025.

Revenues in the estimated amount of \$39,285.00 will be collected with this annual non-ad valorem assessment. Additional revenue in the amount of \$32,934.00 will be collected with the 1 mill ad valorem tax levy. Total revenues of \$72,219.00 are expected to be collected. Additional revenues in an unknown amount may also be realized with the interest earned on the potential investment of these monies.

Attachments:

1. Rate Schedule
2. Map of District Area

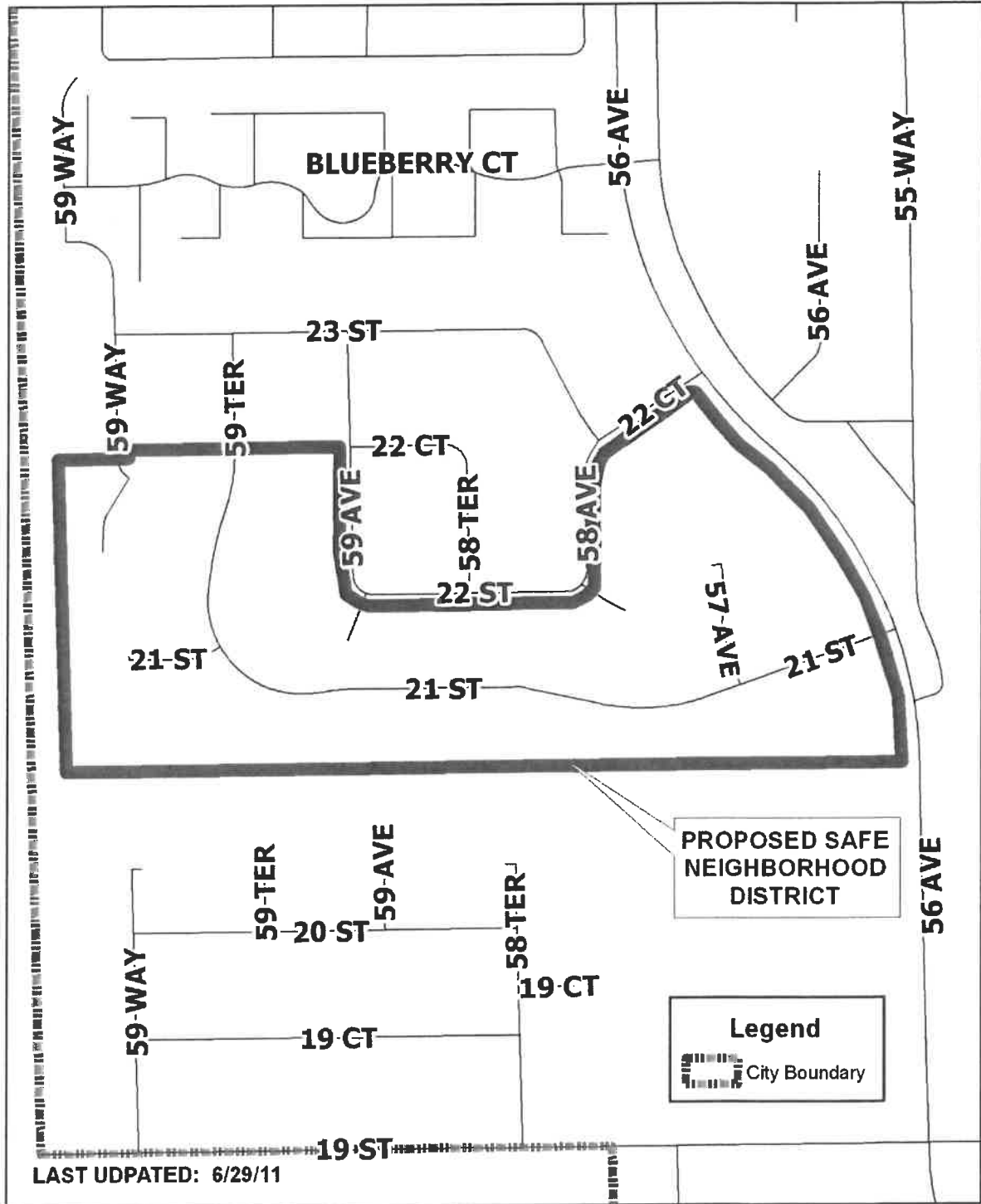
Budget Code Number(s): _____

Procurement Information: [check all that apply]

- | | | |
|---|--|--------------------------------|
| <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 | |



PROPOSED SAFE NEIGHBORHOOD DISTRICT HABITAT II



HABITAT

6/24/2025

\$ 33,952,748

1.0

\$ 32,934

\$ 125

324 \$ 39,285

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. 25R-07-137

17 day of July 20 25
Andrew M. Andre City Clerk

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF LAUDERHILL, FLORIDA RELATING TO ACTUAL COSTS AND EXPENSES ASSOCIATED WITH THE MANORS OF INVERRARY SAFE NEIGHBORHOOD IMPROVEMENT DISTRICT; DECLARING THE ESTIMATED NON-AD VALOREM SPECIAL ASSESSMENT RATE FOR FISCAL YEAR 2026; PROVIDING FOR THE 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 FOR THE MASTER ASSOCIATION IN THE AMOUNT OF ONE HUNDRED DOLLARS (\$100.00) AND A TAX LEVY OF ZERO (0) MILLS; FOR THE CONDO I ASSOCIATION IN THE AMOUNT OF FOUR HUNDRED DOLLARS (\$400.00) AND ZERO (0) MILLS; FOR THE CONDO XI ASSOCIATION IN THE AMOUNT OF FOUR HUNDRED DOLLARS (\$400.00) AND ZERO (0) MILLS; AND FOR THE CONDO XII ASSOCIATION IN THE AMOUNT OF ZERO DOLLARS (\$0) AND A TAX LEVY OF ZERO (0) MILLS; 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. 10R-12-246, which declared the intent to impose non-ad valorem special assessments to the Manors of Inverrary 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 individual parcel of land per year and 2 mills ad valorem tax levy; and

WHEREAS, Resolution No. 11R-08-131 provided the estimated non-ad valorem special assessment rate for Fiscal Year 2012 and proposed to authorize the initial 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 this special assessment prior to the actual adoption of Resolution No. 11R-09-165 on September 14, 2011 and the final passage of Ordinance No. 110-09-160 which adopted the non-ad valorem special assessment of \$123.18 to all members of the Master Association, plus and additional non-ad valorem special assessment of \$280.00 for the Condo I Category resulting in a total non-ad valorem assessment to the Condo I Category of \$403.18 for Fiscal Year 2012; and

WHEREAS, Resolution No. 12R-07-168 was considered on July 31, 2012 which provided the estimated non-ad valorem special assessment rate for Fiscal Year 2013 and

proposed to authorize the re-imposition of the non-ad valorem special assessments to the designated District Area; and

WHEREAS, the City Commission held duly advertised public hearings regarding the imposition of this special assessment prior to the actual adoption of the Resolution on September 12, 2012 and the final passage of the Ordinance on September 28, 2012; and

WHEREAS, the Manors of Inverrary 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 Manors of Inverrary Safe Neighborhood Improvement District Board of Directors via Resolution 2013-MR-14; and

WHEREAS, Resolution No. 13R-07-150 was considered on July 24, 2013 which approved the estimated non-ad valorem special assessment rate for Fiscal Year 2014 as recommended by the Manors of Inverrary Advisory Council and as approved by the Manors of Inverrary Safe Neighborhood Improvement District Board of Directors; and

WHEREAS, Resolution No. 13R-07-150 authorized the re-imposition of the non-ad valorem special assessments to the designated District Area on behalf of the Safe Neighborhood District; and

WHEREAS, the City Commission held duly advertised public hearings regarding the imposition of this special assessment on the annual tax bill on behalf of the Safe Neighborhood District prior to the actual adoption of the Resolution on September 12, 2013 and the final passage of the Ordinance on September 26, 2013; and

WHEREAS, Resolution No. 14R-07-163 was considered on July 21, 2014 which approved the estimated non-ad valorem special assessment rate for Fiscal Year 2015 as recommended by the Manors of Inverrary Advisory Council and as approved by the Manors of Inverrary Safe Neighborhood Improvement District Board of Directors; and

WHEREAS, Resolution 14R-07-163 authorized the re-imposition of the non-ad valorem special assessments to the designated District Area on behalf of the Safe Neighborhood District; and

WHEREAS, the City Commission held duly advertised public hearings regarding the imposition of special assessments on the annual tax bill on behalf of the Safe Neighborhood District prior to the actual adoption of the Resolution on September 15, 2014 and the final passage of the Ordinance on September 29, 2014; and

WHEREAS, Resolution No. 15R-07-157 was considered on July 13, 2015 which approved the estimated non-ad valorem special assessment rate for Fiscal Year 2016 as recommended by the Manors of Inverrary Advisory Council and as approved by the Manors of Inverrary Safe Neighborhood Improvement District Board of Directors; and

WHEREAS, Resolution 15R-07-157 authorized the re-imposition of the non-ad valorem special assessments to the designated District Area on behalf of the Safe Neighborhood District; and

WHEREAS, the City Commission held duly advertised public hearings regarding the imposition of this special assessment on the annual tax bill on behalf of the Safe Neighborhood District prior to the actual adoption of the Final Rate Resolution on September 11, 2015 and the final passage of the Ordinance on September 21, 2015; and

WHEREAS, this Resolution No. 16R-07-142 was considered on July 11, 2016 which approved the estimated non-ad valorem special assessment rate for Fiscal Year 2017 as recommended by the Manors of Inverrary Advisory Council and as approved by the Manors of Inverrary Safe Neighborhood Improvement District Board of Directors; and

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

WHEREAS, the City Commission held duly advertised public hearings regarding the imposition of this special assessment on the annual tax bill on behalf of the Safe Neighborhood District prior to the actual adoption of the Final Rate Resolution on September 14, 2016 and the final passage of the Ordinance on September 28, 2016; and

WHEREAS, this Resolution No. 17R-07-174 was considered on July 10, 2017 which approved that no non-ad valorem special assessment be imposed for Fiscal Year 2018 as recommended by the Manors of Inverrary Advisory Council and as approved by the Manors of Inverrary Safe Neighborhood Improvement District Board of Directors; and

WHEREAS, Resolution No. 17R-07-174 authorized that no non-ad valorem special assessments be assessed for Fiscal Year 2018 to the designated District Area on behalf of the Safe Neighborhood District; and

WHEREAS, the City Commission held duly advertised public hearings regarding the imposition of no special assessment on the annual tax bill on behalf of the Safe Neighborhood District prior to the actual adoption of the Final Rate Resolution on September 13, 2017 and the final passage of the Ordinance on September 25, 2017; and

WHEREAS, Resolution No. 18R-07-152 was considered on July 10, 2018 which approved the estimated non-ad valorem special assessment rate for Fiscal Year 2019 as recommended by the Manors of Inverrary Advisory Council and as approved by the Manors of Inverrary Safe Neighborhood Improvement District Board of Directors; and

WHEREAS, Resolution 18R-07-152 authorized the re-imposition of the non-ad valorem special assessments to the designated District Area on behalf of the Safe Neighborhood District; and

WHEREAS, the City Commission held duly advertised public hearings regarding the imposition of special assessments on the annual tax bill on behalf of the Safe Neighborhood District prior to the actual adoption of the Final Rate Resolution on September 12, 2018 and the final passage of the Ordinance on September 26, 2018; and WHEREAS, Resolution No. 19R-07-139 was considered on July 9, 2019 which approved the estimated non-ad valorem special assessment rate for Fiscal Year 2020 as recommended by the Manors of Inverrary Advisory Council and as approved by the Manors of Inverrary Safe Neighborhood Improvement District Board of Directors; and

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

WHEREAS, the City Commission held duly advertised public hearings regarding the imposition of special assessments on the annual tax bill on behalf of the Safe Neighborhood District prior to the actual adoption of the Final Rate Resolution on September 12, 2019 and the final passage of the Ordinance on September 26, 2019; and

WHEREAS, Resolution No. 20R-07-138 was considered on July 14, 2020 which approved the estimated non-ad valorem special assessment rate for Fiscal Year 2021 as recommended by the Manors of Inverrary Advisory Council and as approved by the Manors of Inverrary Safe Neighborhood Improvement District Board of Directors; and

WHEREAS, that Resolution authorized the re-imposition of the non-ad valorem special assessments to the designated District Area on behalf of the Safe Neighborhood District for Fiscal Year 2021; and

WHEREAS, the City Commission held duly advertised public hearings regarding the imposition of special assessments on the annual tax bill on behalf of the Safe Neighborhood District prior to the actual adoption of the Final Rate Resolution on September 14, 2020 and the final passage of the Ordinance on September 28, 2020; and

WHEREAS, Resolution No. 20R-07-138 contained a typographical error and transposed the figures showing the assessment to the wrong category; and

WHEREAS, Resolution No. 20R-08-148 corrected the typographical error to clarify that only the Condo I category is to be assessed \$145.00 in non-ad valorem assessments, with the Master receiving ZERO (\$0) non-ad valorem assessments and with a tax levy of zero (0) mills to both categories; and

WHEREAS, Resolution No. 21R-07-150 was considered on July 13, 2021 which approved the estimated non-ad valorem special assessment rate for Fiscal Year 2022 as recommended by the Manors of Inverrary Advisory Council and as approved by the Manors of Inverrary Safe Neighborhood Improvement District Board of Directors; and

WHEREAS, Resolution No. 21R-07-150 authorized the re-imposition of the non-ad valorem special assessments to the designated District Area on behalf of the Safe Neighborhood District; and

WHEREAS, the City Commission held duly advertised public hearings regarding the imposition of special assessments on the annual tax bill on behalf of the Safe Neighborhood District prior to the actual adoption of the Final Rate Resolution on September 13, 2021 and the final passage of the Ordinance on September 27, 2021; and

WHEREAS, Resolution No. 22R-07-145 was considered on July 12, 2022 which approved the estimated non-ad valorem special assessment rate for Fiscal Year 2023 as recommended by the Manors of Inverrary Advisory Council and as approved by the Manors of Inverrary Safe Neighborhood Improvement District Board of Directors; and

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

WHEREAS, the City Commission held duly advertised public hearings regarding the imposition of special assessments on the annual tax bill on behalf of the Safe Neighborhood District prior to the actual adoption of the Final Rate Resolution on September 14, 2022 and the final passage of the Ordinance on September 28, 2022; and

WHEREAS, Resolution No. 23R-07-188 was adopted on July 11, 2023 which approved the estimated non-ad valorem special assessment rate for Fiscal Year 2024 as recommended by the Manors of Inverrary Advisory Council and as approved by the Manors of Inverrary Safe Neighborhood Improvement District Board of Directors; and

WHEREAS, Resolution No. 23R-07-188 authorized the re-imposition of the non-ad valorem special assessments to the designated District Area on behalf of the Safe Neighborhood District; and

WHEREAS, the City Commission held duly advertised public hearings regarding the imposition of special assessments on the annual tax bill on behalf of the Safe Neighborhood District prior to the actual adoption of the Final Rate Resolution on September 14, 2023 and the final passage of the Ordinance on September 28, 2023; and

WHEREAS, Resolution No. 24R-07-146 was adopted on July 9, 2024 which approved the estimated non-ad valorem special assessment rate for Fiscal Year 2025 as recommended by the Manors of Inverrary Advisory Council and as approved by the Manors of Inverrary Safe Neighborhood Improvement District Board of Directors; and

WHEREAS, Resolution No. 24R-07-146 authorized the re-imposition of the non-ad valorem special assessments to the designated District Area on behalf of the Safe Neighborhood District; and

WHEREAS, the City Commission held duly advertised public hearings regarding the imposition of special assessments on the annual tax bill on behalf of the Safe Neighborhood District prior to the actual adoption of the Final Rate Resolution on September 12, 2024 and the final passage of the Ordinance on September 26, 2024; and

WHEREAS, this Resolution No. 25R-07-137 will be considered on July 15, 2025 which approved the estimated non-ad valorem special assessment rate for Fiscal Year 2026 as recommended by the Manors of Inverrary Advisory Council and as approved by the Manors of Inverrary Safe Neighborhood Improvement District Board of Directors; and

WHEREAS, this Resolution No. 25R-07-137 authorizes the re-imposition of the non-ad valorem special assessments to the designated District Area on behalf of the Safe Neighborhood District; and

WHEREAS, the City Commission will hold duly advertised public hearings regarding the imposition of special assessments on the annual tax bill on behalf of the Safe Neighborhood District prior to the actual adoption of the Final Rate Resolution on September 12, 2025 and the final passage of the Ordinance on September 29, 2025;

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 actual costs and expenses associated with the Manors of Inverrary 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 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 Manors of Inverrary Safe Neighborhood Improvement District Advisory Council and as approved by the Manors of Inverrary 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 to be assessed in the amount of: the Master Association category to be assessed non-ad valorem special assessments in the amount of One Hundred Dollars (\$100.00) and a tax levy of zero (0) mills, Condo I Association category in the amount of Four Hundred (\$400.00) and zero (0) mills, Condo XI Association category in the amount of Four Hundred (\$400.00) and zero (0) mills, and Condo XII Association category in the amount of Zero (\$0.00) and zero (0) mills. These estimated rates were 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 Assessment Roll for the Fiscal Year commencing October 1, 2025 in the manner provided in the Florida Statutes. The 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 5:35 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 Manors of Inverrary Safe Neighborhood Improvement District Assessments from the public and affected property owners and consider imposing these Assessments for the Fiscal Year beginning October 1, 2025 on behalf of the Manors of Inverrary 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 Manors of Inverrary Safe Neighborhood Improvement District 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 the Manors of Inverrary Safe Neighborhood Improvement District 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 15 day of July, 2025.

PASSED AND ADOPTED on first reading this 15 day of July, 2025.



DENISE D. GRANT
PRESIDING OFFICER

ATTEST:


ANDREA M. ANDERSON, MMC
CITY CLERK

MOTION J. Hodgson
SECOND S. Martin

R. CAMPBELL	<u>Yes</u>
M. DUNN	<u>Yes</u>
D. GRANT	<u>Yes</u>
J. HODGSON	<u>Yes</u>
S. MARTIN	<u>Yes</u>

Approved as to Form

Hans Ottinot
City Attorney



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-6244

File ID: 25R-6244

Type: Resolution

Status: Agenda Ready

Version: 1

Reference:

In Control: City Commission Meeting

File Created: 07/07/2025

File Name: FY26 Manors SND Preliminary Assessment

Final Action:

Title: **RESOLUTION NO. 25R-07-137: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF LAUDERHILL, FLORIDA RELATING TO ACTUAL COSTS AND EXPENSES ASSOCIATED WITH THE MANORS OF INVERRARY SAFE NEIGHBORHOOD IMPROVEMENT DISTRICT; DECLARING THE *ESTIMATED* NON-AD VALOREM SPECIAL ASSESSMENT RATE FOR FISCAL YEAR 2026; PROVIDING FOR THE 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 FOR THE MASTER ASSOCIATION IN THE AMOUNT OF ONE HUNDRED DOLLARS (\$100.00) AND A TAX LEVY OF ZERO (0) MILLS; FOR THE CONDO I ASSOCIATION IN THE AMOUNT OF FOUR HUNDRED DOLLARS (\$400.00) AND ZERO (0) MILLS; FOR THE CONDO XI ASSOCIATION IN THE AMOUNT OF FOUR HUNDRED DOLLARS (\$400.00) AND ZERO (0) MILLS; AND FOR THE CONDO XII ASSOCIATION IN THE AMOUNT OF ZERO DOLLARS (\$0) AND A TAX LEVY OF ZERO (0) MILLS; 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: 25R-07-137 manors, map Manors SND, Manors SND Rate Schedule

Enactment Number:

Contact:

Hearing Date:

*** Drafter:** clangley@lauderdale-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 25R-6244

RESOLUTION NO. 25R-07-137: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF LAUDERHILL, FLORIDA RELATING TO ACTUAL COSTS AND EXPENSES ASSOCIATED WITH THE MANORS OF INVERRARY SAFE NEIGHBORHOOD IMPROVEMENT DISTRICT; DECLARING THE *ESTIMATED* NON-AD VALOREM SPECIAL ASSESSMENT RATE FOR FISCAL YEAR 2026; PROVIDING FOR THE 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 FOR THE MASTER ASSOCIATION IN THE AMOUNT OF ONE HUNDRED DOLLARS (\$100.00) AND A TAX LEVY OF ZERO (0) MILLS; FOR THE CONDO I ASSOCIATION IN THE AMOUNT OF FOUR HUNDRED DOLLARS (\$400.00) AND ZERO (0) MILLS; FOR THE CONDO XI ASSOCIATION IN THE AMOUNT OF FOUR HUNDRED DOLLARS (\$400.00) AND ZERO (0) MILLS; AND FOR THE CONDO XII ASSOCIATION IN THE AMOUNT OF ZERO DOLLARS (\$0) AND A TAX LEVY OF ZERO (0) MILLS; 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 Manors of Inverrary Safe Neighborhood Improvement District and the proposed rate structure, and re-imposing the uniform method for collecting this assessment for Fiscal Year 2026 as to the Master Association Non-ad Valorem Assessments in the amount of One Hundred dollars (\$) and zero (0) mills, as to the Condo I Association in the amount of Four Hundred Dollars (\$400.00) and Zero (0) mills, as to the Condo XI Association in the amount of Four Hundred Dollars (\$400.00) and Zero (0) mills, and as to the Condo XII Association in the amount of zero (\$0.00) and Zero (0) mills

Need Summary Explanation/ Background:

The City of Lauderhill is re-imposing the costs and expenses associated with the Manors of Inverrary 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 4, 2025.

Cost Summary/ Fiscal Impact:

The City of Lauderhill passed and adopted the Original Intent Resolution No. 10R-12-246 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. The estimated assessment is for the Master Association Non-ad Valorem Assessments in the amount of One Hundred Dollars (\$100.00) and zero (0)

mills, as to the Condo I Association in the amount of Four Hundred Dollars (\$400.00) and Zero (0) mills, and as to the Condo XI Association in the amount of Four Hundred Dollars (\$400.00) and Zero (0) mills, and as to the Condo XII Association in the amount of Zero Dollars (\$0) and Zero (0) mills.

These proposed rates have been approved by the Manors of Inverrary Safe Neighborhood Improvement District Advisory Board. The rates stated herein are the highest legal rate that can be imposed and are merely an estimate. A public hearing before the City Commission on this matter will be held on September 12, 2025 at or about 5:35 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 Manors of Inverrary Safe Neighborhood Improvement District and the proposed rate structure. The corresponding Ordinance will also be heard on first reading on September 12, 2025 and the second reading and adoption of the Ordinance is scheduled for September 29, 2025 @ 5:20 pm. All effected 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 4, 2025. Condo XII (12) will not have any assessment this year.

Master Association: \$100.00 non-ad valorem special assessment & zero (\$0) mills tax levy.
Condo I Association: \$400.00 non-ad valorem special assessment & zero (\$0) mills tax levy.
Condo XI Association: \$400.00 non-ad valorem special assessment & zero (\$0) mills tax levy.
Condo XII Association: \$0.00 non-ad valorem special assessment & zero (\$0) mills tax levy.

The total estimated revenue to be collected by the Condo I Association assessment is \$192,448.00, Condo XI Association assessment is \$57,036.00, and Master Association assessment is \$86,621 The total estimated revenue to Condo XII assessment is Zero Dollars (\$0).

Attachments:

1. Rate Schedule
2. Map of District Area

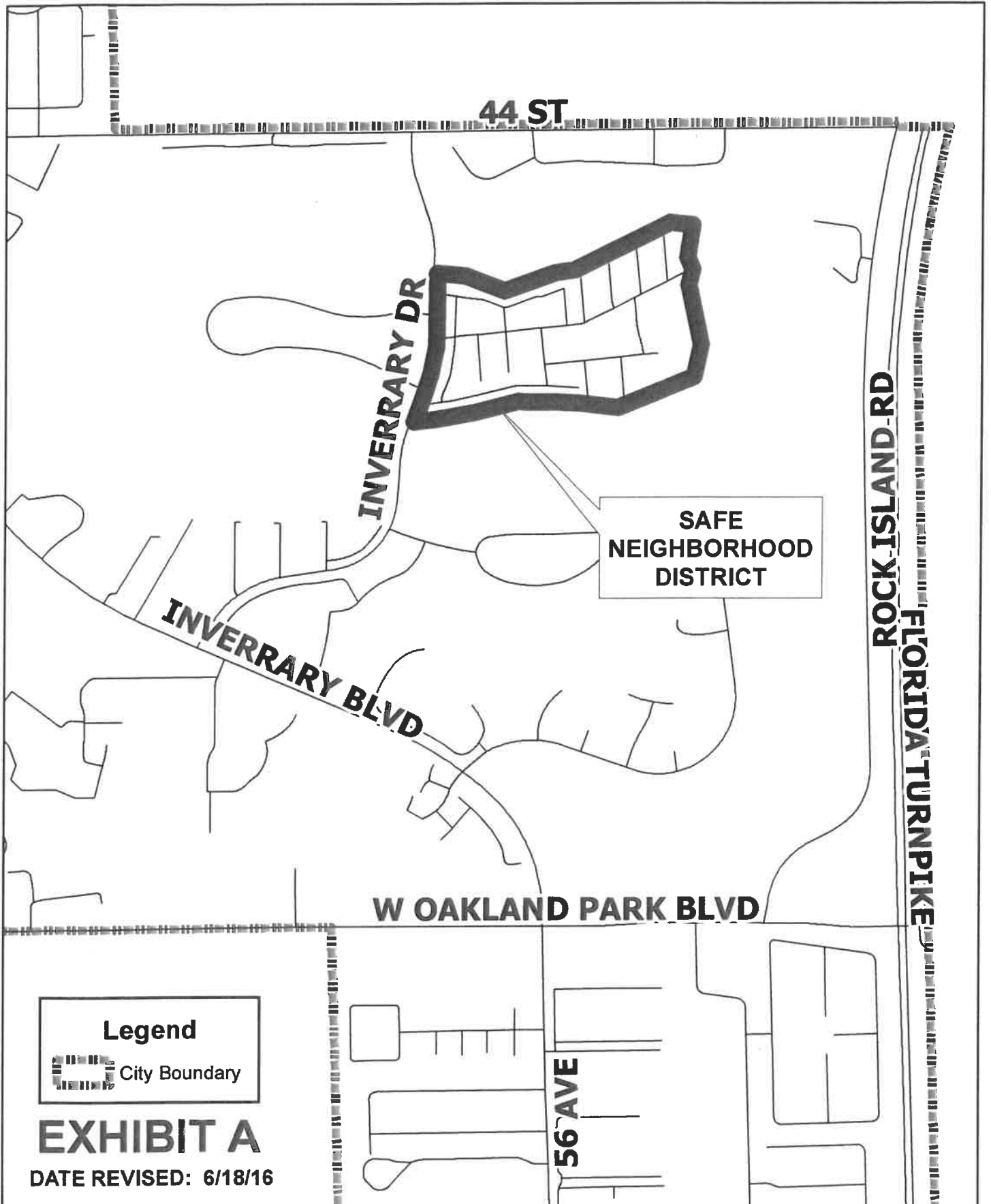
Budget Code Number(s): _____

Procurement Information: [check all that apply]

<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	



SAFE NEIGHBORHOOD DISTRICT THE MANORS OF INVERRARY



6/24/2025

Total Ad valorem	-
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Total Non Ad valorem	\$ 192,448
-----------------------------	-------------------

Total	\$ 192,448
--------------	-------------------

6/24/2025

\$ -

3

Figure 1

\$ 400

147 \$ 57,036

\$ 57,036

\$ 57,036

**SND Analysis
Common Area
MANORS
6/24/2025**

Taxable Value	\$	-	
Millage Rate			-
Total Non Ad valorem			-

Assessment		\$	100
Number of Units	893	\$	86,621

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 Lauderdale, Florida, this the

RESOLUTION NO. 25R-07-138

17 day of July 2025
Andrew M. And. City Clerk

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF LAUDERHILL, FLORIDA RELATING TO ACTUAL COSTS AND EXPENSES ASSOCIATED WITH THE ISLES OF INVERRARY SAFE NEIGHBORHOOD IMPROVEMENT DISTRICT; DECLARING THE ESTIMATED NON-AD VALOREM SPECIAL ASSESSMENT RATE FOR FISCAL YEAR 2026; PROVIDING FOR THE 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. 10R-12-245, which declared the intent to impose non-ad valorem special assessments to the Isles of Inverrary 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 individual parcel of land per year and 2 mills ad valorem tax levy; and

WHEREAS, Resolution No. 11R-08-130 provided the estimated non-ad valorem special assessment rate for Fiscal Year 2012 and proposed to authorize the initial 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 this special assessment prior to the actual adoption of Resolution No. 11R09-166 on September 14, 2011 and the passage of the Ordinance No. 11O-09-161 on September 28, 2011; and

WHEREAS, Resolution No. 12R-07-167 passed at a public meeting on July 31, 2012 and provided the estimated non-ad valorem special assessment rate for Fiscal Year 2013 and proposed to re-impose the non-ad valorem special assessments to the designated District Area; and

WHEREAS, the City Commission held duly advertised public hearings regarding the re-imposition of this special assessment prior to the actual adoption of the Resolution No. 12R-09-193 on September 12, 2012 and the Ordinance No. 12O-09-137 on September 28, 2012; and

WHEREAS, the Isles of Inverrary 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 Isles of Inverrary Safe Neighborhood Improvement District Board of Directors via Resolution No. 2013-IR-18; and

WHEREAS, Resolution No. 13R-07-149 passed at a public meeting on July 24, 2013 which approved the estimated non-ad valorem special assessment rate for Fiscal Year 2014 as recommended by the Isles of Inverrary Safe Neighborhood Improvement District Advisory Council and as approved by the Isles of Inverrary Safe Neighborhood Improvement District Board of Directors; and

WHEREAS, Resolution 13R-07-140 authorized the re-imposition of the non-ad valorem special assessments to the designated District Area on behalf of the Safe Neighborhood District; and

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

WHEREAS, this Resolution No. 14R-07-162 passed at a public meeting on July 21, 2014 which approved the estimated non-ad valorem special assessment rate for Fiscal Year 2015 as recommended by the Isles of Inverrary Safe Neighborhood Improvement District Advisory Council and as approved by the Isles of Inverrary Safe Neighborhood Improvement District Board of Directors; and

WHEREAS, Resolution 14R-07-162 authorized the re-imposition of the non-ad valorem special assessments to the designated District Area on behalf of the Safe Neighborhood District; and

WHEREAS, the City Commission held duly advertised public hearings regarding the re-imposition of the special assessment prior to the actual adoption of the Resolution on September 15, 2014 and the Ordinance on September 29, 2014; and

WHEREAS, Resolution No. 15R-07-162 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 Isles of Inverrary Safe Neighborhood Improvement District Advisory Council and as approved by the Isles of Inverrary Safe Neighborhood Improvement District Board of Directors; and

WHEREAS, Resolution No. 15R-07-162 authorized the re-imposition of the non-ad valorem special assessments to the designated District Area on behalf of the Safe Neighborhood District; and

WHEREAS, the City Commission held duly advertised public hearings regarding the re-imposition of this special assessment prior to the actual adoption of the Resolution on September 11, 2015 and the Ordinance on September 21, 2015; and

WHEREAS, this Resolution No. 16R-07-143 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 Isles of Inverrary Safe Neighborhood Improvement District Advisory Council and as approved by the Isles of Inverrary Safe Neighborhood Improvement District Board of Directors; and

WHEREAS, Resolution No. 16R-07-143 authorized the re-imposition of the non-ad valorem special assessments to the designated District Area on behalf of the Safe Neighborhood District; and

WHEREAS, the City Commission held duly advertised public hearings regarding the re-imposition of this special assessment prior to the actual adoption of the Resolution on September 14, 2016 and the Ordinance on September 28, 2016; and

WHEREAS, this Resolution No. 17R-07-175 passed 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 Isles of Inverrary Safe Neighborhood Improvement District Advisory Council and as approved by the Isles of Inverrary Safe Neighborhood Improvement District Board of Directors; and

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

WHEREAS, the City Commission held duly advertised public hearings regarding the re-imposition of this special assessment prior to the actual adoption of the Resolution on September 13, 2017 and the Ordinance on September 25, 2017; and

WHEREAS, Resolution No. 18R-07-151 was considered at the public meeting on July 10, 2018 which approved the estimated non-ad valorem special assessment rates for Fiscal Year 2019 as recommended by the Isles of Inverrary Safe Neighborhood Improvement District Advisory Council and as approved by the Isles of Inverrary Safe Neighborhood Improvement District Board of Directors; and

WHEREAS, Resolution No. 18R-07-151 authorized the re-imposition of the non-ad valorem special assessments to the designated District Area on behalf of the Safe Neighborhood District; and

WHEREAS, the City Commission held duly advertised public hearings regarding the re-imposition of this special assessment prior to the actual adoption of the Resolution on September 12, 2018 and the Ordinance on September 26, 2018; and

WHEREAS, Resolution No. 19R-07-140 was considered at the public meeting on July 9, 2019 which approved the estimated non-ad valorem special assessment rates for Fiscal Year 2020. There was no quorum of the Isles of Inverrary Safe Neighborhood Improvement District Advisory Council that year and as such it recommended that there was no non-ad valorem special assessments and no tax levy that year; and

WHEREAS, that Resolution authorized that no non-ad valorem special assessments and no tax levy be assessed for Fiscal Year 2020; and

WHEREAS, the City Commission held duly advertised public hearings regarding the re-imposition of any special assessments prior to the actual adoption of the Resolution on September 12, 2019 and the Ordinance on September 26, 2019; and

WHEREAS, Resolution No. 20R-07-139 was considered at the public meeting on July 14, 2020 which approved the estimated non-ad valorem special assessment rates for Fiscal Year 2021, as recommended by the Isles of Inverrary Safe Neighborhood Improvement District Advisory Council and as approved by the Isles of Inverrary Safe Neighborhood Improvement District Board of Directors; and

WHEREAS, Resolution 20R-07-139 authorized the re-imposition of the non-ad valorem special assessments to the designated District Area on behalf of the Safe Neighborhood District for Fiscal Year 2021; and

WHEREAS, the City Commission held duly advertised public hearings regarding the re-imposition of any special assessments prior to the actual adoption of the Resolution on September 14, 2020 and the Ordinance on September 28, 2020; and

WHEREAS, Resolution No. 21R-07-151 was considered at the public meeting on July 13, 2021 to approve the estimated non-ad valorem special assessment rates for Fiscal Year 2022, as recommended by the Isles of Inverrary Safe Neighborhood Improvement District Advisory Council and as approved by the Isles of Inverrary Safe Neighborhood Improvement District Board of Directors; and

WHEREAS, Resolution No. 21R-07-151 authorized the re-imposition of the non-ad valorem special assessments to the designated District Area on behalf of the Safe Neighborhood District for Fiscal Year 2022; and

WHEREAS, the City Commission held duly advertised public hearings regarding the re-imposition of any special assessments prior to the actual adoption of the Resolution on September 13, 2021 and the Ordinance on September 27, 2021; and

WHEREAS, Resolution No. 22R-07-146 was considered at the public meeting on July 12, 2022 to approve the estimated non-ad valorem special assessment rates for Fiscal Year 2023, as recommended by the Isles of Inverrary Safe Neighborhood Improvement District Advisory Council and as approved by the Isles of Inverrary Safe Neighborhood Improvement District Board of Directors; and

WHEREAS, that Resolution authorized the re-imposition of the non-ad valorem special assessments to the designated District Area on behalf of the Safe Neighborhood District for Fiscal Year 2023; and

WHEREAS, the City Commission held duly advertised public hearings regarding the re-imposition of any special assessments prior to the actual adoption of the Resolution on September 14, 2022 and the Ordinance on September 28, 2022; and

WHEREAS, Resolution No. 23R-07-189 was adopted at the public meeting on July 11, 2023 to approve the estimated non-ad valorem special assessment rates for Fiscal Year 2024, as recommended by the Isles of Inverrary Safe Neighborhood Improvement District Advisory Council and as approved by the Isles of Inverrary Safe Neighborhood Improvement District Board of Directors; and

WHEREAS, Resolution No. 23R-07-189 authorized the re-imposition of the non-ad valorem special assessments to the designated District Area on behalf of the Safe Neighborhood District for Fiscal Year 2024; and

WHEREAS, the City Commission was held duly advertised public hearings regarding the re-imposition of any special assessments prior to the actual adoption of the Resolution on September 14, 2023 and the Ordinance on September 28, 2023; and

WHEREAS, Resolution No. 24R-07-147 authorized the re-imposition of the non-ad valorem special assessments to the designated District Area on behalf of the Safe Neighborhood District for Fiscal Year 2024; and

WHEREAS, the City Commission was held duly advertised public hearings regarding the re-imposition of any special assessments prior to the actual adoption of the Resolution on September 12, 2024 and the Ordinance on September 26, 2024; and

WHEREAS, Resolution No. 25R-07-138 will be considered at the public meeting on July 15, 2025 to approve the estimated non-ad valorem special assessment rates for Fiscal Year 2026, as recommended by the Isles of Inverrary Safe Neighborhood Improvement District Advisory Council and as approved by the Isles of Inverrary Safe Neighborhood Improvement District Board of Directors; and

WHEREAS, this Resolution authorizes the re-imposition of the non-ad valorem special assessments to the designated District Area on behalf of the Safe Neighborhood District for Fiscal Year 2026; and

WHEREAS, the City Commission will hold duly advertised public hearings regarding the re-imposition of any special assessments prior to the actual adoption of the Resolution on September 12, 2025 and the Ordinance on September 29, 2025.

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 actual costs and expenses associated with the Isles of Inverrary 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 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 recommended special assessments be made to the Isles of Inverrary Safe Neighborhood Improvement District for Fiscal Year 2026, as recommended and approved by the Advisory Council. The estimated non-ad valorem rates to be assessed are \$500.00 non-ad valorem special assessments and a tax levy of two (2) mills. These estimated rates were 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 Assessment Roll for the Fiscal Year commencing October 1, 2025, in the manner provided in the Florida Statutes. The 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 5:40 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 Isles of Inverrary Safe Neighborhood Improvement District Assessments from the public and affected property owners and consider imposing these Assessments for the Fiscal Year beginning October 1, 2025 on behalf of the Isles of Inverrary 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.

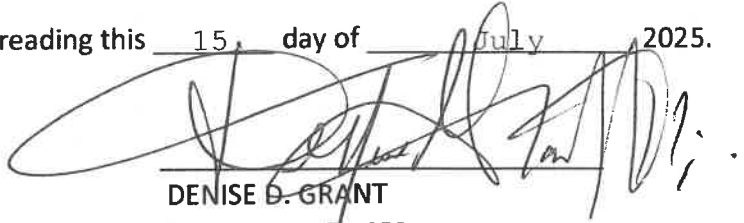
SECTION 6. Pursuant to section 200.069(13)(a), Florida Statutes, and with agreement of the Property Appraiser, the City has elected to combine notice of the public hearing authorized by Section 4 hereof with the truth-in-millage notification required pursuant to section 200.069, Florida Statutes. Such 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 Isles of Inverrary Safe Neighborhood Improvement District 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 the Isles of Inverrary Safe Neighborhood Improvement District 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 15 day of July, 2025.

PASSED AND ADOPTED on first reading this 15 day of July, 2025.


DENISE D. GRANT
PRESIDING OFFICER

ATTEST:


ANDREA M ANDERSON, MMC
CITY CLERK

MOTION	<u>M. Dunn</u>
SECOND	<u>J. Hodgson</u>

R. CAMPBELL	<u>Yes</u>
M. DUNN	<u>Yes</u>
D. GRANT	<u>Yes</u>
J. HODGSON	<u>Yes</u>
S. MARTIN	<u>Yes</u>

Approved as to Form


Hans Ottinot
City Attorney



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-6242

File ID: 25R-6242

Type: Resolution

Status: Agenda Ready

Version: 1

Reference:

In Control: City Commission
Meeting

File Created: 07/07/2025

File Name: FY26 ISLES OF INVERRARY PRELIMINARY
ASSESSMENT

Final Action:

Title: RESOLUTION NO. 25R-07-138: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF LAUDERHILL, FLORIDA RELATING TO ACTUAL COSTS AND EXPENSES ASSOCIATED WITH THE ISLES OF INVERRARY SAFE NEIGHBORHOOD IMPROVEMENT DISTRICT; DECLARING THE *ESTIMATED* NON-AD VALOREM SPECIAL ASSESSMENT RATE FOR FISCAL YEAR 2026; PROVIDING FOR THE 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: 25R-07-138, ISLES MAP, ISLES RATE SCHEDULE

Enactment Number:

Contact:

Hearing Date:

* **Drafter:** kdykes@lauderdale-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 25R-6242

RESOLUTION NO. 25R-07-138: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF LAUDERHILL, FLORIDA RELATING TO ACTUAL COSTS AND EXPENSES ASSOCIATED WITH THE ISLES OF INVERRARY SAFE NEIGHBORHOOD IMPROVEMENT DISTRICT; DECLARING THE *ESTIMATED* NON-AD VALOREM SPECIAL ASSESSMENT RATE FOR FISCAL YEAR 2026; PROVIDING FOR THE 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 Isles of Inverrary Safe Neighborhood Improvement District and the proposed rate structure, and re-imposing the uniform method for collecting this assessment for FY 2026 in the amount of \$500.00 non-ad valorem assessment and 2 mills ad valorem tax levy.

Need Summary Explanation/ Background:

The City of Lauderhill needs to advise of the amount of the rate it is re-imposing for the costs and expenses associated with the Isles of Inverrary Safe Neighborhood Improvement District within the designated District area. The preliminary rate must be submitted to the Broward County Property Appraiser's Office no later than August 4, 2025. The City of Lauderhill passed and adopted the Original Intent Resolution No. 10R-12-245 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. The highest permitted assessment is \$500.00 non-ad valorem assessment plus 2 mills ad valorem taxation. The Isles of Inverrary Safe Neighborhood Improvement District Advisory Council voted to provide a proposed assessment rate for Fiscal Year 2026 of \$500.00 non-ad valorem assessment and two (2) mills ad valorem tax levy. A public hearing before the City Commission on this matter will be held on September 12, 2025 at or about 5:40 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 Isles of Inverrary Safe Neighborhood Improvement District

and the proposed rate structure. The corresponding Ordinance will also be heard on first reading on September 12, 2025 and the second reading and adoption of the Ordinance is scheduled for September 29, 2025 @ 5:25 p.m. All effected 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 4, 2025. The proof of publication of this public hearing is on file with the city clerk's office.

Cost Summary/ Fiscal Impact:

\$500.00 non-ad valorem assessments = \$69,355.00

2 mills ad valorem tax levy = \$23,884.92

The total estimated revenue to be collected based upon the special assessment and tax levy combined is \$93,240.00. Additional revenues are expected to be collected based upon the tax levy.

Attachments:

Ex. A - Map of District Area

Ex. B - Schedule of Rates

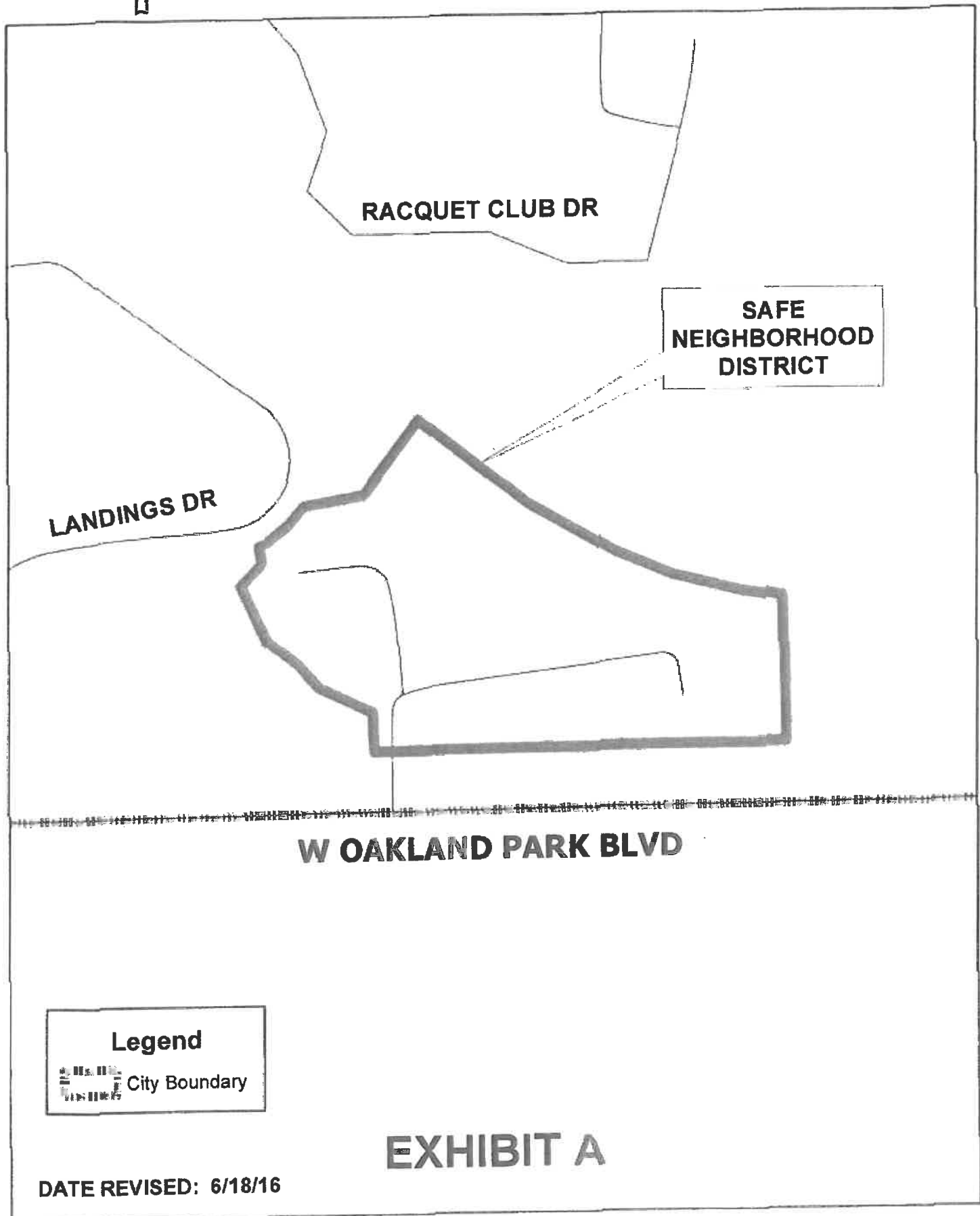
Budget Code Number(s): _____

Procurement Information: [check all that apply]

<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	



SAFE NEIGHBORHOOD DISTRICT THE ISLES OF INVERRARY



**SND Analysis
Isles of Inverrary
6/24/2025**

Taxable Value	12,311,814	
Millage Rate		2

Total Non Ad valorem	\$	23,884.92
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Assessment	\$	500
Number of Units	143	\$ 69,355

Total	\$	93,240
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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 Lauderdale, Florida, this the

RESOLUTION NO. 25R-07-139

17 day of July 20 25
Shirley M. Shirley 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 2026; 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-0238, 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. 11R09-173 on September 14, 2011 and the final passage of Ordinance No. 11O-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. 12009-138 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, Resolution No. 19R-07-141 was considered at a public hearing on July 9, 2019 and approved 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, Resolution No. 19R-07-141 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, 2019 and prior to final passage of the Ordinance on September 26, 2019; and

WHEREAS, Resolution No. 20R-07-140 considered at a public meeting on July 14, 2020 which will approve the estimated non-ad valorem special assessment rates for Fiscal Year 2021 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. 20R-07-140 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 duly advertised public hearing regarding the imposition of this special assessment prior to the actual adoption of the Final Rate Resolution on September 14, 2020 and prior to final passage of the Ordinance on September 28, 2020; and

WHEREAS, Resolution No. 21R-07-152 considered at a public meeting on July 13, 2021 approved the estimated non-ad valorem special assessment rates for Fiscal Year 2022 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. 21R-07-152 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, 2021 and prior to final passage of the Ordinance on September 27, 2021; and

WHEREAS, Resolution No. 22R-07-147 was considered at a public meeting on July 12, 2022 which approved the estimated non-ad valorem special assessment rates for Fiscal Year 2023 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, that Resolution 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, 2022 and prior to final passage of the Ordinance on September 28, 2022; and

WHEREAS, Resolution No. 23R-07-190 was adopted at a public meeting on July 11, 2023 which approved the estimated non-ad valorem special assessment rates for Fiscal Year 2024 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. 23R-07-190 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 advertised public hearing regarding the imposition of this special assessment prior to the actual adoption of the Final Rate Resolution on September 14, 2023 and prior to final passage of the Ordinance on September 28, 2023; and

WHEREAS, Resolution No. 24R-07-148 was adopted at a public meeting on July 9, 2024 which approved the estimated non-ad valorem special assessment rates for Fiscal Year 2025 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. 24R-07-148 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, this Resolution No. 25R-07-139 will be considered at a public meeting on July 15, 2025 which will approve the estimated non-ad valorem special assessment rates for Fiscal Year 2026 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 authorizes 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, 2025 and prior to final passage of the Ordinance on September 29, 2025;

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 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 Garden 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 Garden 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 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 estimated rates were 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 5:45 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 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, 2025 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, 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 the Windermere/Tree Gardens Safe Neighborhood Improvement District 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 15 day of July, 2025.

PASSED AND ADOPTED on first reading this 12 day of July, 2025.



DENISE D. GRANT
PRESIDING OFFICER

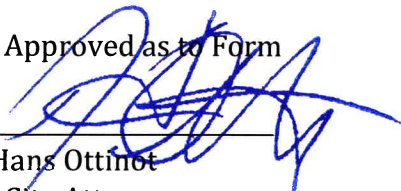
ATTEST:



ANDREA M. ANDERSON, MMC
CITY CLERK

MOTION M. Dunn
SECOND S. Martin

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

Approved as to Form


Hans Ottinot
City Attorney



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-6248

File ID: 25R-6248

Type: Resolution

Status: Agenda Ready

Version: 1

Reference:

In Control: City Commission Meeting

File Created: 07/07/2025

File Name: FY26 Windermere SND Assessment

Final Action:

Title: RESOLUTION NO. 25R-07-139: 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 2026; 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: 25R-07-139, Windermere FY 2025 Rate, Windermere SND Map

Enactment Number:

Contact:

Hearing Date:

* **Drafter:** clangley@lauderdale-fl.gov

Effective Date:

History of Legislative File

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

Text of Legislative File 25R-6248

RESOLUTION NO. 25R-07-139: 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 2026; 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 for FY 2026 in the amount of \$500 non-ad valorem assessment and 2 mills ad valorem tax levy.

Need Summary Explanation/ Background:

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 4, 2025.

Cost Summary/ Fiscal Impact:

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, 2025 at or about 5:45 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, 2025 and the second reading and adoption of the Ordinance is scheduled for September 29, 2025 @ 5:30 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 4, 2025.

Revenues in the estimated amount of \$127,070.00 will be collected with the non-ad valorem annual assessment. Additional revenue in the amount of \$79,253.00 will be collected with the 2-mills ad valorem tax levy. Total revenues to be collected in the amount of \$206,323.00. Additional revenues in an unknown amount may also be realized with the interest earned on the potential investment of these monies.

Attachments:

1. Rate Schedule
2. Map of District Area

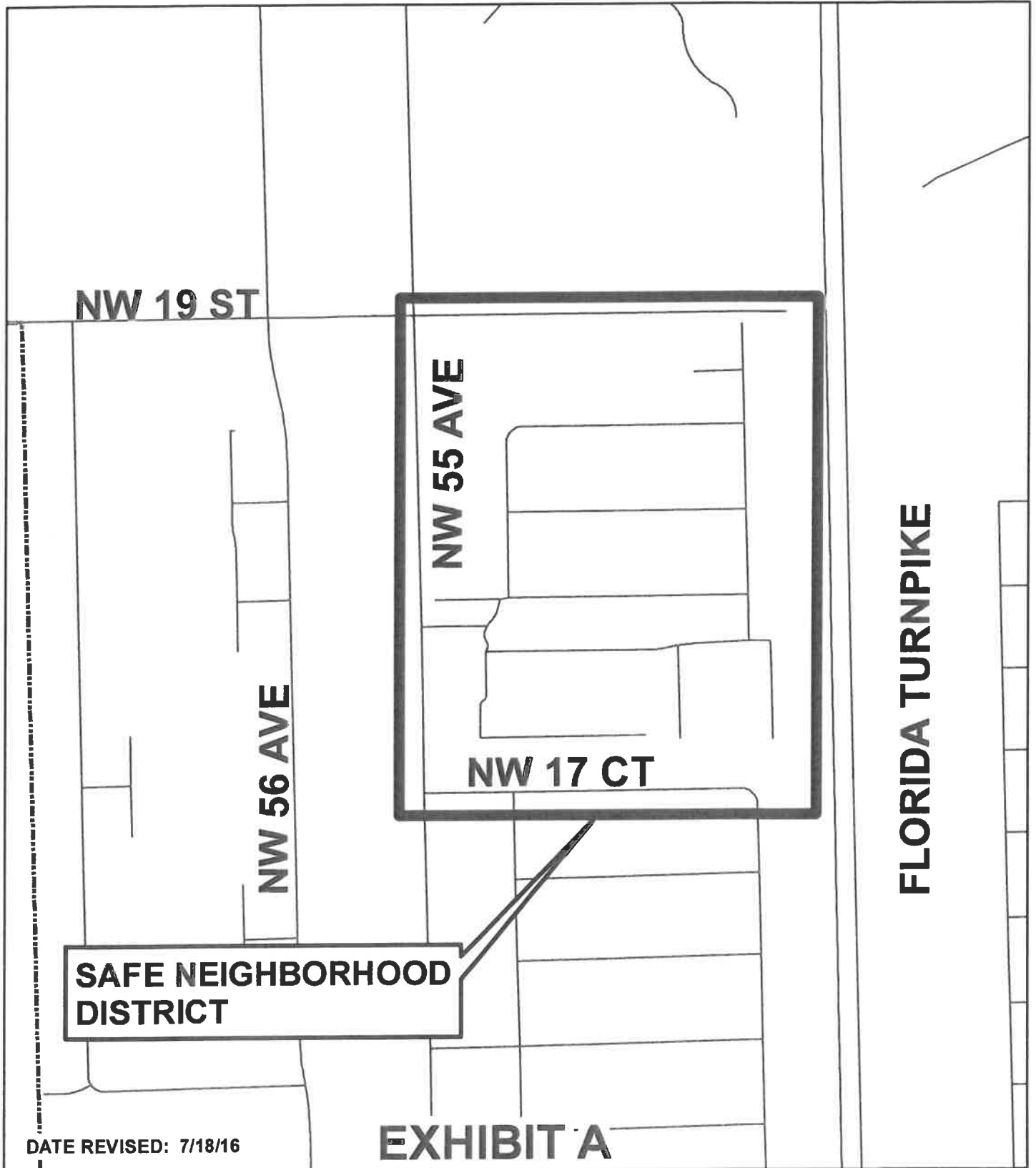
Budget Code Number(s): _____

Procurement Information: [check all that apply]

- | | | |
|---|--|---|
| <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 | |



SAFE NEIGHBORHOOD DISTRICT WINDERMERE



DATE REVISED: 7/18/16

EXHIBIT A

**SND Analysis
Windermere
6/24/2025**

Taxable Value

\$ 40,852,222

Millage Rate

2

Total Non Ad valorem

\$ 79,253

Assessment

\$ 500

Number of Units

262 \$ 127,070

Total

\$ 206,323

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. 25R-07-140

17 day of July 20 25
Andrew M. Andri City Clerk

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF LAUDERHILL, FLORIDA RELATING TO THE PROVISION OF STORMWATER SERVICES TO THOSE AREAS MORE COMMONLY KNOWN AS ST. GEORGE, WEST KEN LARK, BROWARD ESTATES, AND THE SWAP SHOP; DECLARING THE ESTIMATED NON-AD VALOREM SPECIAL ASSESSMENT RATE FOR FISCAL YEAR 2026; 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 FEES FOR THE DESIGNATED AREAS; STATING A NEED FOR SUCH LEVY TO COVER THE COSTS AND FEES FOR STORMWATER SERVICES; ALLOWING FOR INCREASES EQUIVALENT TO THE COSTS CHARGED BY THE SERVICE PROVIDER; 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 cost of providing Storm Water services to those annexed areas within the incorporated area of the City of Lauderhill who are serviced by All Service Refuse, Inc., more commonly known as St. George, West Ken Lark, Broward Estates and the Swap Shop as authorized by Section 197.3632 of the Florida Statutes, as amended, because this method would allow such special assessments to be collected annually, in the same manner as provided for ad valorem taxes via the Original Intent Resolution No. 08R-12-272 on December 8, 2008; and

WHEREAS, the City Commission imposed these special assessments for the annual cost of providing Storm Water services to the designated areas via Resolution No. 09R09-165, the Final Resolution Approving and Certifying the Uniform Method for Collecting the Non-Ad Valorem Special Assessments and the Certified Assessment Roll, on September 14, 2009 following a public hearing; and

WHEREAS, Ordinance No. 09O-09-137 approved the imposition of the uniform method of collection of the actual costs charged by the service provider for Storm Water services which passed on first reading on September 14, 2009 and on second reading on September 29, 2009; and

WHEREAS, individual notice of this duly advertised public hearing was mailed to each affected property owner as required by the Florida Statutes, Section 197.3632 prior to the public hearing when Resolution No. 09R-09-165 was adopted and when the first reading of Ordinance No. 09O-09-137 was held on September 14, 2009 via the TRIM notice that was sent by the Broward County Property Appraiser's Office, and notice was also published in the newspaper; and

WHEREAS, no written objections were received from any residents regarding the certification and re-imposition of the annual tax assessments; however, any residents that were present were heard at the Public Hearing held on September 14, 2009 prior to the passage of Resolution 09R-09-165 and the first reading of Ordinance 09O-09-137, with second reading held on September 29, 2009; and

WHEREAS, the City Commission imposed special assessments for the annual cost of providing Storm Water services to the designated areas via Resolution No. 10R-09-176, the Final Resolution Approving and Certifying the Uniform Method for Collecting the Non-Ad Valorem Special Assessments and the Certified Assessment Roll, on September 13, 2010 following a public hearing; and

WHEREAS, Ordinance No. 10O-09-151 approved the imposition of the uniform method of collection of the actual costs charged by the service provider for Storm Water services on first reading on September 13, 2010 and on second reading on September 27, 2010; and

WHEREAS, individual notice of that advertised public hearing was mailed to each affected property owner as required by the Florida Statutes, Section 197.3632 prior to the public hearing of Resolution No. 10R-09-176 and the first reading of Ordinance No. 10O-09-151 on September 13, 2010 via the TRIM notice that was sent by the Broward County Property Appraiser's Office, and notice was also published in the newspaper; and

WHEREAS, no written objections were received from any residents regarding the certification and re-imposition of the annual tax assessments; however, any residents that were present were heard at the Public Hearing held on September 13, 2010 prior to the passage of Resolution 10R-09-176 and the first reading of Ordinance 10O-09-151, with second reading held on September 27, 2010; and

WHEREAS, a public meeting was held on the Preliminary Assessment Rate Resolution No. 11R-08-128 on August 1, 2011 which provided the estimated assessments relative to stormwater services; and

WHEREAS, notice of this duly advertised public hearing 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 14, 2011 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, 2011 prior to the passage of the Resolution and first reading of the Ordinance, with the second reading of the Ordinance held on September 28, 2011; and

WHEREAS, notice of this duly advertised public hearing 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 12, 2012 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, 2012 prior to the passage of the Resolution and first reading of the Ordinance, with the second reading of the Ordinance held on September 28, 2012; and

WHEREAS, notice of this duly advertised public hearing 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 Resolution 13R-07-147 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 on September 12, 2013 prior to the passage of the Resolution and first reading of the Ordinance, with the second reading of the Ordinance held on September 26, 2013; and

WHEREAS, notice of the duly advertised public hearing 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, Preliminary Assessment Rate Resolution No. 15R-07-164 was considered at a public meeting on July 13, 2015, which provided the estimated assessments relative to stormwater services; and

WHEREAS, notice of the public hearing 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 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 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 that was held on September 21, 2015; and

WHEREAS, Preliminary Assessment Rate Resolution No. 16R-07-145 was considered at a public meeting on July 11, 2016, which provided the estimated assessments relative to stormwater services; and

WHEREAS, notice of the public hearing 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 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 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 that was held on September 28, 2016;

WHEREAS, Preliminary Assessment Rate Resolution No. 17R-07-172 was considered at a public meeting on July 10, 2017, which provided the estimated assessments relative to stormwater services; and

WHEREAS, notice of the public hearing 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 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, Preliminary Assessment Rate Resolution No. 18R-07-149 was considered at a public meeting on July 10, 2018, which provided the estimated assessments relative to stormwater services; and

WHEREAS, notice of the public hearing 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 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, Resolution No. 19R-07-142 was considered at a public meeting on July 9, 2019, which provided the estimated assessments relative to stormwater services; and

WHEREAS, notice of the public hearing 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 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 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 which was held on September 26, 2019; and

WHEREAS, Resolution No. 20R-07-141 was considered at a public meeting on July 14, 2020, which provided the estimated assessments relative to stormwater services; and

WHEREAS, notice of the public hearing 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 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 which was held on September 28, 2020; and

WHEREAS Resolution No. 21R-07-153 was considered at a public meeting on July 13, 2021, which provided the estimated assessments relative to stormwater services; and

WHEREAS, notice of the public hearing 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 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, Preliminary Assessment Rate Resolution No. 22R-07-148 will be considered at a public meeting on July 12, 2022, which will provide the estimated assessments relative to stormwater services; and

WHEREAS, notice of the public hearing will be 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 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 will have the right to file written objections regarding the certification and re-imposition of the annual tax assessments and have 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, Preliminary Assessment Rate Resolution No. 23R-07-191 was adopted at a public meeting on July 11, 2023, which provided the estimated assessments relative to stormwater services; and

WHEREAS, notice of the public hearing 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 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 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 held on September 28, 2023; and

WHEREAS, Preliminary Assessment Rate Resolution No. 24R-07-149 was adopted at a public meeting on July 9, 2024, which provided the estimated assessments relative to stormwater services; and

WHEREAS, notice of the public hearing 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 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 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 held on September 26, 2024; and

WHEREAS, this Preliminary Assessment Rate Resolution No. 25R-07-140 will be considered at a public meeting on July 15, 2025, which will provide the estimated assessments relative to stormwater services; and

WHEREAS, notice of the public hearing will be 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 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 will have the right to file written objections regarding the certification and re-imposition of the annual tax assessments and have 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;

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 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 cost and fees associated with providing Stormwater services only for those areas who are serviced by the Service Provider, more commonly known as St. George, West Ken Lark, Broward Estates and the Swap Shop. Such non-ad valorem assessments shall be re-imposed and levied within the incorporated area of the City of Lauderhill only to the designated areas on their annual tax bill. Any and all delinquent amounts owed for such services rendered from unpaid prior monthly 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 determines that the levy of such assessments is needed to fund the actual costs and fees to provide Stormwater services within the incorporated area of the City only to the designated areas. The proposed estimated non-ad valorem rate to be assessed is \$297.01, which is an increase over last year. This estimated rate which is intended to merely reflect pass thru costs was fully disclosed at the public meeting on July 15, 2025 but only those actual rates charged by the Service Provider will be assessed.

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 5:50 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 Stormwater Assessments from the public and affected property owners and consider re-imposing Stormwater 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.

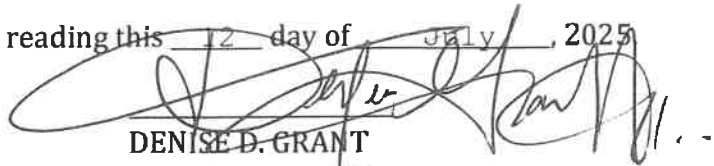
SECTION 6. Pursuant to section 200.069(13)(a), Florida Statutes, and with agreement of the Property Appraiser, the City has elected to combine notice of the public hearing authorized by Section 4 hereof with the truth-in-millage notification required pursuant to section 200.069, Florida Statutes. Such 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 Storm Water 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 Storm Water 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 12 day of July, 2025.

PASSED AND ADOPTED on first reading this 12 day of July, 2025

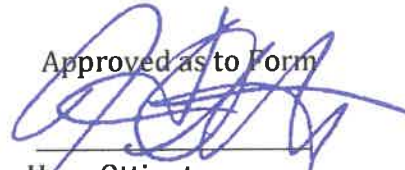

DENISE D. GRANT
PRESIDING OFFICER

ATTEST:


ANDREA M. ANDERSON, MMC
CITY CLERK

MOTION S. Martin
SECOND M. Dunn

R. CAMPBELL	<u>Yes</u>
M. DUNN	<u>Yes</u>
D. GRANT	<u>Yes</u>
J. HODGSON	<u>Yes</u>
S. MARTIN	<u>Yes</u>

Approved as to Form

Hans Ottinot
City Attorney



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-6245

File ID: 25R-6245

Type: Resolution

Status: Agenda Ready

Version: 1

Reference:

In Control: City Commission
Meeting

File Created: 07/07/2025

File Name: FY 2026 STORMWATER SERVICE PRELIMINARY
ASSESSMENT

Final Action:

Title:

RESOLUTION NO. 25R-07-140: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF LAUDERHILL, FLORIDA RELATING TO THE PROVISION OF STORMWATER SERVICES TO THOSE AREAS MORE COMMONLY KNOWN AS ST. GEORGE, WEST KEN LARK, BROWARD ESTATES, AND THE SWAP SHOP; DECLARING THE *ESTIMATED* NON-AD VALOREM SPECIAL ASSESSMENT RATE FOR FISCAL YEAR 2026; 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 FEES FOR THE DESIGNATED AREAS; STATING A NEED FOR SUCH LEVY TO COVER THE COSTS AND FEES FOR STORMWATER SERVICES; ALLOWING FOR INCREASES EQUIVALENT TO THE COSTS CHARGED BY THE SERVICE PROVIDER; 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: 25R-07-140, STORMWATER RATE SUMMARY,
STORMWATER MAP

Enactment Number:

Contact:

Hearing Date:

* **Drafter:** kdykes@lauderdale-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 25R-6245

RESOLUTION NO. 25R-07-140: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF LAUDERHILL, FLORIDA RELATING TO THE PROVISION OF STORMWATER SERVICES TO THOSE AREAS MORE COMMONLY KNOWN AS ST. GEORGE, WEST KEN LARK, BROWARD ESTATES, AND THE SWAP SHOP; DECLARING THE *ESTIMATED* NON-AD VALOREM SPECIAL ASSESSMENT RATE FOR FISCAL YEAR 2026; 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 FEES FOR THE DESIGNATED AREAS; STATING A NEED FOR SUCH LEVY TO COVER THE COSTS AND FEES FOR STORMWATER SERVICES; ALLOWING FOR INCREASES EQUIVALENT TO THE COSTS CHARGED BY THE SERVICE PROVIDER; 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 for Stormwater Services to the designated areas more commonly known as St. George, West Ken Lark, Broward Estates, and the Swap Shop and the proposed rate structure, and re-imposing the uniform method for collecting this assessment.

Need Summary Explanation/ Background:

The City of Lauderhill is re-imposing the costs necessary to provide Stormwater services within the designated “annexed” areas. The rate proposed as reasonable and necessary to provide the required services. The assessment represents the pass-through charges for such services. The preliminary rate must be submitted to the Broward County Property Appraiser’s Office no later than August 4, 2025. imposing Stormwater Assessments throughout “annexed” areas within the City in the areas known as St. George, West Ken Lark, Broward Estates, and the Swap Shop 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 Stormwater services. The rate is merely a pass-through charge which results in the estimated annual assessment of \$297.01 which is an increase over last year, is proposed as being reasonable and necessary in connection with providing such services for Fiscal Year 2026. A public hearing on this matter will be held on July 15, 2025 at 5:01 pm. regarding the preliminary assessment and on September 12, 2025 at 5:50 P.M. prior to the adoption of the Resolution for the final assessment for the purpose of receiving public comment on the re-imposition of the uniform method of collection of non-ad valorem special assessments for Stormwater and the

proposed rate structure. The corresponding Ordinance will also be heard on first reading on September 12, 2025 at 5:50 P.M. and the second reading and adoption of the Ordinance is scheduled for September 29, 2024 @ 6:00 P.M. All 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 4, 2025. Proof of Publication for the Notice of Hearing is on file with the city clerk's office.

Cost Summary/ Fiscal Impact:

The rate assessed shall be \$297.01. Total Revenues in the estimated amount of \$1,132,810.71 will be collected with this annual assessment. Additional revenues in an unknown amount may also be realized with the interest earned on the potential investment of these monies.

Attachments:

Ex. A - Map of Effected Area
Ex. B - Schedule of Rates

Budget Code Number(s): _____

Procurement Information: [check all that apply]

<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	



CITY OF LAUDERHILL ANNUAL STORMWATER FEE ASSESSMENT



MAP NOT DRAWN
TO SCALE

NW 19 ST

STATE RD 7 / US 441

WEST KEN LARK

SUNRISE BLVD

SWAP SHOP

ST GEORGE

STATE ROAD 7 / US441

NW 7 ST

BROWARD
ESTATES

NW 34 AVE

NW 31 AVENUE

 CITY LIMITS

BROWARD BLVD

Prepared by City of Lauderdale - GIS Department
Date Created: 10/29/08

Storm Water Summary
6/26/2025

FY 2026

FY 2026 Estimate

	24.26
FY 2026	
FY 2025 Rate	291.14
Prior Year Adjustment	\$ -
Property Appraiser	\$ 0.05
2% Tax Collector	\$ 5.82
	<u>\$ 297.01</u>

Tax Base	3814	\$ 1,132,810.71
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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. 25R-07-141

17 day of July 20 25
Andromeda City Clerk

RESOLUTION OF THE CITY COMMISSION OF THE CITY OF LAUDERHILL, FLORIDA RELATING TO THE PROVISION OF GARBAGE, REFUSE AND RECYCLING SERVICES TO THOSE AREAS MORE COMMONLY KNOWN AS ST. GEORGE, WEST KEN LARK, BROWARD ESTATES, AND THE SWAP SHOP; DECLARING THE ESTIMATED NON-AD VALOREM SPECIAL ASSESSMENT RATE FOR FISCAL YEAR 2026; 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 FEES FOR THE DESIGNATED AREAS; STATING A NEED FOR SUCH LEVY TO COVER THE COSTS AND FEES FOR GARBAGE, REFUSE AND RECYCLING SERVICES; ALLOWING FOR ADJUSTMENTS EQUIVALENT TO THE ACTUAL COSTS CHARGED BY THE SERVICE PROVIDER; 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 cost of providing Garbage, Refuse and Recycling services areas property 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, in the same manner as provided for ad valorem taxes via the Original Intent Resolution No. 07R-01-31 on February 26, 2007; and

WHEREAS, the City Commission imposed these special assessments for the annual cost of providing Garbage, Refuse and Recycling services to the annexed areas via Resolution No. 07R-09-192, the Final Resolution Approving and Certifying the Uniform Method for Collecting the Non-Ad Valorem Special Assessments and the Certified Assessment Roll, on September 12, 2007; and

WHEREAS, the City Commission re-imposed these special assessments for the annual cost of providing Garbage, Refuse and Recycling services to the annexed areas via Resolution No. 08R-09-192, the Final Resolution Approving and Certifying the Uniform Method for Collecting the Non-Ad Valorem Special Assessments and the Certified Assessment Roll, after public hearing on September 8, 2008; and

WHEREAS, Ordinance No. 08O-09-154 approving the re-imposition of the uniform method of collection and the collection of the actual costs charged by All Service Refuse, Inc. was passed on first reading on September 8, 2008 and on second reading on September 24, 2008;

WHEREAS, individual notice of the duly advertised public hearing 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 Resolution No. 09R-09-163 and first reading of Ordinance No. 09O-09-135 on September 14, 2009 via the TRIM notice that was sent by the Broward County Property Appraiser's Office, and notice was also published in the newspaper; and

WHEREAS, no written objections were received from any residents regarding the certification and re-imposition of the annual tax assessments; however, any residents that were present were heard at the Public Hearing held on September 14, 2009 prior to the passage of the Resolution and first reading of the Ordinance, with the second reading of the Ordinance held on September 29, 2009;

WHEREAS, individual notice of the duly advertised public hearing 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 Resolution No. 10R-09-174 and first reading of Ordinance No. 10O-09-149 on September 13, 2010 via the TRIM notice that was sent by the Broward County Property Appraiser's Office, and notice was also published in the newspaper; and

WHEREAS, no written objections were received from any residents regarding the certification and re-imposition of the annual tax assessments, however, any residents that were present were heard at the Public Hearing held on September 13, 2010 prior to the passage of the Resolution and first reading of the Ordinance, with the second reading of the Ordinance held on September 27, 2010; and

WHEREAS, a new garbage and recycling contract was awarded with new reduced rates for the designated area for Fiscal Year 2012. The rates assessed were only those actual rates charged by the Service Provider for the relevant time period;

WHEREAS, notice of the public hearing was published in the newspaper and individual notice was mailed to each affected property owner as required by the Florida Statutes, Section 197.3632 prior to the public hearing held on August 1, 2011 for the adoption of Resolution No. 11R-08-127 and first reading of the Ordinance No. 11O-09-165 on September 14, 2011 via the TRIM notice that was sent by the Broward County Property Appraiser's Office;

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, 2011 prior to the passage of the Resolution and first reading of the Ordinance, and the second reading of the Ordinance which was held on September 28, 2011; and

WHEREAS, notice of the duly advertised public meeting for the preliminary estimated assessments held on July 31, 2012 was published in the newspaper; and WHEREAS, notice of this duly advertised public hearing was published in the newspaper and individual notice 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 for the annual certification and first reading of the Ordinance on September 12, 2012 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, 2012 prior to the passage of the Resolution and first reading of the Ordinance, with the second reading of the Ordinance scheduled on September 28, 2012; and

WHEREAS, notice of this duly advertised public hearing was published in the newspaper and individual notice 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 Resolution 13R-07-146 for the annual certification 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 having been held on September 26, 2013; and

WHEREAS, notice of the duly advertised public hearing was published in the newspaper and individual notice 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 Resolution 14R-07-159 for the annual certification 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 have 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 scheduled on September 29, 2014; and

WHEREAS, the preliminary rate resolution adopting the estimated garbage assessment rate for Fiscal Year 2016 passed at a public meeting on July 13, 2015; and

WHEREAS, notice of the duly advertised public hearing was published in the newspaper and individual notice 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 Final Rate Resolution for the annual certification 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 Final Rate Resolution and first reading of the Ordinance, with the second reading of the Ordinance scheduled on September 21, 2015; and

WHEREAS, the preliminary rate resolution adopting the estimated garbage assessment rate for Fiscal Year 2017 was passed at a public meeting on July 11, 2016; and

WHEREAS, notice of the duly advertised public hearing was published in the newspaper and individual notice 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 Final Rate Resolution for the annual certification and first reading of the Ordinance on September 14, 2016 via the TRIM notice 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 Final Rate Resolution and first reading of the Ordinance, with the second reading of the Ordinance scheduled on September 28, 2016; and

WHEREAS, the preliminary rate resolution adopting the estimated garbage assessment rate for Fiscal Year 2018 was passed at a public meeting on July 10, 2017; and

WHEREAS, notice of the duly advertised public hearing was published in the newspaper and individual notice 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 Final Rate Resolution for the annual certification 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 Final Rate Resolution and first reading of the Ordinance, with the second reading of the Ordinance scheduled on September 25, 2017; and

WHEREAS, the preliminary rate resolution adopting the estimated garbage assessment rate for Fiscal Year 2019 was considered at a public meeting on July 10, 2018; and

WHEREAS, notice of the duly advertised public hearing was published in the newspaper and individual notice will be 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 Final Rate Resolution for the annual certification 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 Final Rate Resolution and first reading of the Ordinance, with the second reading of the Ordinance scheduled on September 26, 2018; and

WHEREAS, Resolution No. 19R-07-143 adopted the estimated garbage assessment rate for Fiscal Year 2020 which was considered at a public meeting on July 9, 2019; and

WHEREAS, notice of the duly advertised public hearing was published in the newspaper and individual notice will be 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 Final Rate Resolution for the annual certification 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 which was held on September 12, 2019 prior to the passage of the Final Rate Resolution and first reading of the Ordinance, with the second reading of the Ordinance held on September 26, 2019; and

WHEREAS, Resolution No. 20R-07-142 adopted the estimated garbage assessment rate for Fiscal Year 2021 at a public meeting on July 14, 2020; and

WHEREAS, notice of the duly advertised public hearing was published in the newspaper and individual notice 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 Final Rate Resolution for the annual certification 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 Final Rate Resolution and first reading of the Ordinance, with the second reading of the Ordinance scheduled on September 28, 2020; and

WHEREAS, Resolution No. 21R-07-154 adopting the estimated garbage assessment rate for Fiscal Year 2022 was considered at a public meeting on July 13, 2021; and

WHEREAS, notice of the duly advertised public hearing was published in the newspaper and individual notice 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 Final Rate Resolution for the annual certification 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 Final Rate Resolution and first reading of the Ordinance, with the second reading of the Ordinance scheduled on September 27, 2021; and

WHEREAS, Resolution No. 22R-07-149 adopted the estimated garbage assessment rate for Fiscal Year 2023 at a public meeting on July 12, 2022; and

WHEREAS, notice of the duly advertised public hearing was published in the newspaper and individual notice 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 Final Rate Resolution for the annual certification 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 Final Rate Resolution and first reading of the Ordinance, with the second reading of the Ordinance scheduled on September 28, 2022; and

WHEREAS, Resolution No. 23R-07-192 adopted the estimated garbage assessment rate for Fiscal Year 2024 at a public meeting on July 11, 2023; and

WHEREAS, notice of the duly advertised public hearing was published in the newspaper and individual notice 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 Final Rate Resolution for the annual certification 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 held on September 14, 2023 prior to the passage of the Final Rate Resolution and first reading of the Ordinance, with the second reading of the Ordinance held on September 28, 2023; and

WHEREAS, Resolution No. 24R-07-150 adopted the estimated garbage assessment rate for Fiscal Year 2025 at a public meeting on July 9, 2024; and

WHEREAS, notice of the duly advertised public hearing was published in the newspaper and individual notice 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 Final Rate Resolution for the annual certification 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 held on September 12, 2024 prior to the passage of the Final Rate Resolution and first reading of the Ordinance, with the second reading of the Ordinance held on September 26, 2024; and

WHEREAS, this preliminary rate Resolution No. 25R-07-141 adopts the estimated garbage assessment rate for Fiscal Year 2026 at a public meeting on July 15, 2025; and

WHEREAS, notice of the duly advertised public hearing was published in the newspaper and individual notice 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 Final Rate Resolution for the annual certification 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 Final Rate Resolution and first reading of the Ordinance, with the second reading of the Ordinance scheduled on September 29, 2025;

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 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 cost and fees associated with providing Garbage, Refuse and Recycling services only for those areas who are serviced by the Service Provider, more commonly known as St. George, West Ken Lark, Broward Estates and the Swap Shop. Such non-ad valorem assessments shall be re-imposed and levied within the incorporated area of the City of Lauderhill only to the designated areas on their annual tax bill. Any and all delinquent amounts owed for such services rendered from unpaid prior monthly 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 determines that the levy of such assessments is needed to fund the actual costs and fees to provide Garbage, Refuse and Recycling services

within the incorporated area of the City only to the designated areas. The estimated non-ad valorem rates to be assessed is \$398.44, which is an increase from last year. This estimated rate is intended to be merely past thru charges and were fully disclosed at the public meeting on July 15, 2025, but only those actual rates charged by the Service Provider will be assessed.

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 5:55 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 Garbage, Refuse, and Recycling Assessments from the public and affected property owners and consider imposing Garbage, Refuse, and Recycling 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.

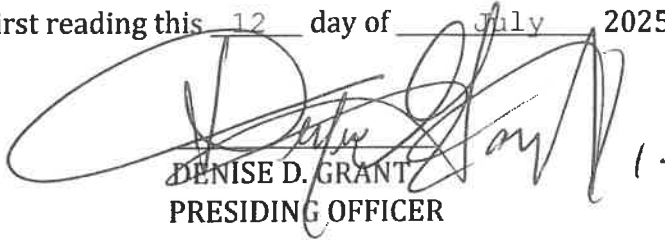
SECTION 6. Pursuant to section 200.069(13)(a), Florida Statutes, and with agreement of the Property Appraiser, the City has elected to combine notice of the public hearing authorized by Section 4 hereof with the truth-in-millage notification required pursuant to section 200.069, Florida Statutes. Such 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 Garbage, Refuse, and Recycling 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 Garbage, Refuse and Recycling services 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 12 day of July, 2025.

PASSED AND ADOPTED on first reading this 12 day of July 2025.


DENISE D. GRANT
PRESIDING OFFICER

ATTEST:


ANDREA M. ANDERSON, MMC
CITY CLERK

MOTION J. Hodgson
SECOND S. Martin

R. CAMPBELL	<u>Yes</u>
M. DUNN	<u>Yes</u>
D. GRANT	<u>Yes</u>
J. HODGSON	<u>Yes</u>
S. MARTIN	<u>Yes</u>


Approved as to Form
Hans Ottinot
City Attorney



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-6250

File ID: 25R-6250

Type: Resolution

Status: Agenda Ready

Version: 1

Reference:

In Control: City Commission
Meeting

File Created: 07/07/2025

File Name: FY 2026 Garbage Assessment

Final Action:

Title: **RESOLUTION NO 25R-07-141: RESOLUTION OF THE CITY COMMISSION OF THE CITY OF LAUDERHILL, FLORIDA RELATING TO THE PROVISION OF GARBAGE, REFUSE AND RECYCLING SERVICES TO THOSE AREAS MORE COMMONLY KNOWN AS ST. GEORGE, WEST KEN LARK, BROWARD ESTATES, AND THE SWAP SHOP; DECLARING THE *ESTIMATED* NON-AD VALOREM SPECIAL ASSESSMENT RATE FOR FISCAL YEAR 2026; 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 FEES FOR THE DESIGNATED AREAS; STATING A NEED FOR SUCH LEVY TO COVER THE COSTS AND FEES FOR GARBAGE, REFUSE AND RECYCLING SERVICES; ALLOWING FOR ADJUSTMENTS EQUIVALENT TO THE ACTUAL COSTS CHARGED BY THE SERVICE PROVIDER; 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: 25R-07-141, GARBAGE RATES, GARBAGE MAP

Enactment Number:

Contact:

Hearing Date:

*** Drafter:** kdykes@lauderdale-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 25R-6250

RESOLUTION NO 25R-07-141: RESOLUTION OF THE CITY COMMISSION OF THE CITY OF LAUDERHILL, FLORIDA RELATING TO THE PROVISION OF GARBAGE, REFUSE AND RECYCLING SERVICES TO THOSE AREAS MORE COMMONLY KNOWN AS ST. GEORGE, WEST KEN LARK, BROWARD ESTATES, AND THE SWAP SHOP; DECLARING THE *ESTIMATED* NON-AD VALOREM SPECIAL ASSESSMENT RATE FOR FISCAL YEAR 2026; 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 FEES FOR THE DESIGNATED AREAS; STATING A NEED FOR SUCH LEVY TO COVER THE COSTS AND FEES FOR GARBAGE, REFUSE AND RECYCLING SERVICES; ALLOWING FOR ADJUSTMENTS EQUIVALENT TO THE ACTUAL COSTS CHARGED BY THE SERVICE PROVIDER; 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 for Garbage, Refuse and Recycling Services to the designated areas more commonly known as St. George, West Ken Lark, Broward Estates, and the Swap Shop and the proposed slight increase which is merely a pass-through charge, and re-imposing the uniform method for collecting this assessment. This year the rate is proposed to be *increased* to \$398.44.

Need Summary Explanation/ Background:

The City of Lauderhill is re-imposing the costs necessary to provide garbage, refuse, and recycling services within the designated “annexed” areas. This rate represents the pass-through charges for such services. The preliminary rate must be submitted to the Broward County Property Appraiser’s Office no later than August 4, 2025.

Cost Summary/ Fiscal Impact:

The City of Lauderhill passed and adopted the original Intent Resolution No. 07R-01-31 to begin imposing Garbage, Refuse, and Recycling Assessments throughout “annexed” areas within the City in the areas known as St. George, West Ken Lark, Broward Estates, and the Swap Shop 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 Garbage, Refuse, and Recycling Fees. The rate actually charged is merely a pass-through charge which results in the estimated assessment of \$398.44 for Fiscal year 2026, which is a *reduction/increase* from last year. A public hearing on this matter will be held on September 12, 2025 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 Garbage, Refuse, and Recycling and the proposed rate structure. The

corresponding Ordinance will also be heard on first reading on September 12, 2025 and the second reading and adoption of the Ordinance is scheduled for September 29, 2025 @ 6:00 p.m. All 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 4, 2025. Proof of Publication for the Notice of Hearing is on file with the city clerk's office.

\$398.44 is the estimated assessment, the actual assessment will be determined once future garbage rates are released by the service provider. Only the actual costs will be assessed. Estimated total revenue to be collected is \$1,056,276.61.

Attachments:

Ex. A - Map of Effected Area

Ex. B - Rate Schedule

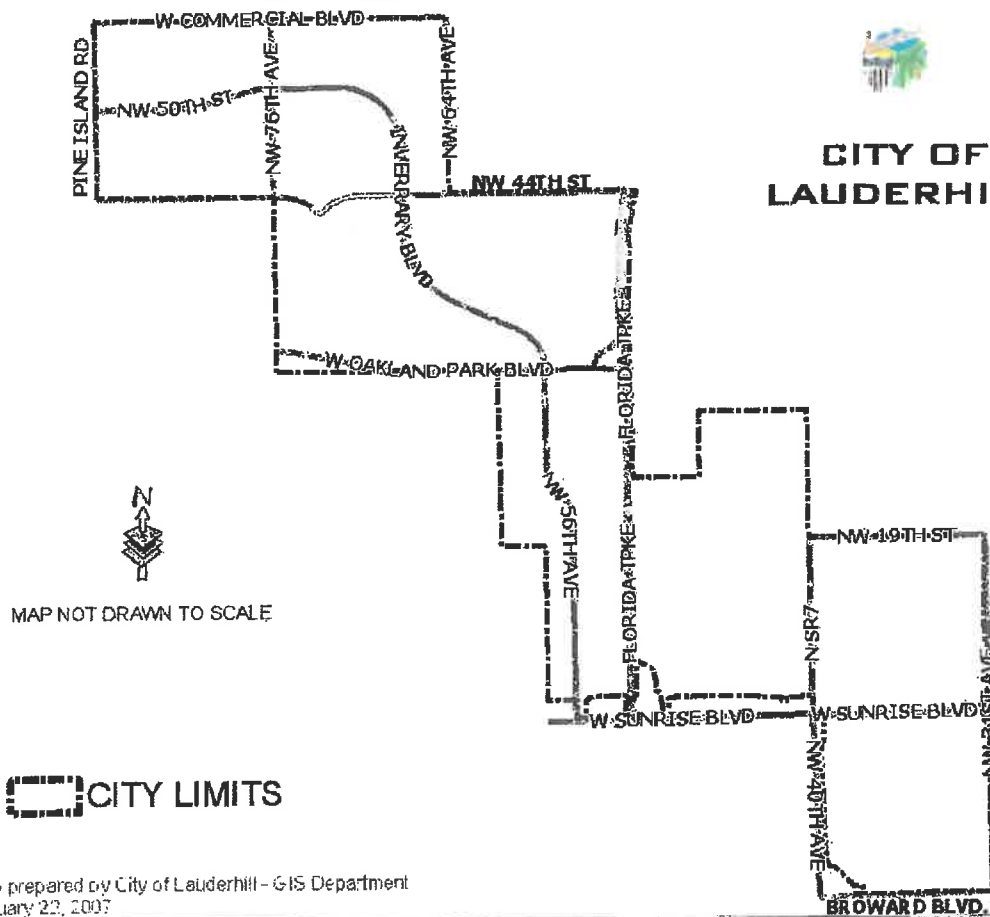
Budget Code Number(s): _____

Procurement Information: [check all that apply]

- | | | |
|---|--|--------------------------------|
| <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 | |



CITY OF LAUDERHILL



Map prepared by City of Lauderhill - GIS Department
January 22, 2007

City of Lauderdale
Solid Waste & Recycling Calculation
6/26/2025
Estimated Rate for FY 2026

	<u>Assumptions</u>
	<u>FY 2026 Rate</u>
Collection	8.25
Disposal	11.96
Franchise Fee	4.44
	<hr/>
	24.65

Estimated FY 26	Calculation
Collection	8.25
Disposal	11.96
Franchise Fee	4.44
Recycling	7.87
Total	390.25
Prior Year Adjustment	(0.11)
Property Appraiser	0.50
2% Tax Collector	7.80
Total Adjustments	398.44
Tax Base	2651
Total Taxes	\$ 1,056,276.61

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

17 day of July 2025
Shirley M. Smith City Clerk

CITY OF LAUDERHILL, FLORIDA

PRELIMINARY RATE RESOLUTION

ADOPTED JULY 15, 2025
Resolution No. 25R-07-143

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RESOLUTION NO. 25R-07-143

A RESOLUTION OF THE CITY OF LAUDERHILL, FLORIDA, RELATING TO THE PROVISION OF FIRE RESCUE SERVICES, FACILITIES AND PROGRAMS IN THE CITY OF LAUDERHILL, FLORIDA; DESCRIBING THE METHOD OF ASSESSING THE FIRE RESCUE ASSESSED COST AGAINST ASSESSED PROPERTY LOCATED WITHIN THE CITY OF LAUDERHILL FOR FISCAL YEAR 2025-26; DIRECTING THE PREPARATION OF AN ASSESSMENT ROLL; AUTHORIZING A PUBLIC HEARING AND DIRECTING THE PROVISION OF NOTICE THEREOF; PROVIDING FOR AN EFFECTIVE DATE

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

SECTION 1. AUTHORITY. This resolution is adopted pursuant to the provisions of the Fire Rescue Assessment Ordinance (Ordinance No. 00O-6-39), as codified in Article VI, Chapter 19 of the Lauderhill Code of Ordinances (the "Ordinance"); the Amended and Restated Initial Assessment Resolution (Resolution No. 17R-07-184) (the "Amended and Restated Initial Assessment Resolution"), the Amended and Restated Final Assessment Resolution (Resolution No. 17R-09-235) (the "Amended and Restated Final Assessment Resolution"), Article VIII, Section 2, Florida Constitution, the City of Lauderhill Charter, sections 166.021 and 166.041, Florida Statutes; and other applicable provisions of law.

SECTION 2. PURPOSE AND DEFINITIONS.

(A) This resolution constitutes the Preliminary Rate Resolution as defined in the Ordinance; it initiates the annual process for updating the Assessment Roll and directs the reimposition of Fire Rescue Assessments for the Fiscal Year beginning October 1, 2025.

(B) Unless the context indicates otherwise, words imparting the singular number,

include the plural number, and vice versa; the terms "hereof," "hereby," "herein," "hereto," "hereunder" and similar terms refer to this resolution; and the term "hereafter" means after, and the term "heretofore" means before, the effective date of this resolution. Words of any gender include the correlative words of the other genders, unless the sense indicates otherwise.

(C) All capitalized words and terms not otherwise defined herein shall have the meanings set forth in the Ordinance, the Amended and Restated Initial Assessment Resolution, and the Amended and Restated Final Assessment Resolution.

SECTION 3. PROVISION AND FUNDING OF FIRE RESCUE SERVICES.

(A) Upon the imposition of a Fire Rescue Assessment for fire rescue services facilities, or programs against Assessed Property located within the City, the City shall provide fire rescue services to such Assessed Property. A portion of the cost to provide such fire rescue services, facilities, or programs shall be funded from proceeds of the Fire Rescue Assessments. The remaining cost, if any, required to provide fire rescue services, facilities, and programs shall be funded by legally available City revenues other than Fire Rescue Assessment proceeds.

(B) It is hereby ascertained, determined, and declared that each parcel of Assessed Property located within the City will be benefited by the City's provision of fire rescue services, facilities, and programs in an amount not less than the Fire Rescue Assessment imposed against such parcel, computed in the manner set forth in this Preliminary Rate Resolution.

SECTION 4. IMPOSITION AND COMPUTATION OF FIRE RESCUE ASSESSMENTS. Unless otherwise exempted by the City, Fire Rescue Assessments shall be imposed against all Tax Parcels within the Property Use Categories. Fire Rescue

Assessments shall be computed in the manner set forth in this Preliminary Rate Resolution.

SECTION 5. LEGISLATIVE DETERMINATIONS OF SPECIAL BENEFIT AND FAIR APPORTIONMENT.

(A) The legislative determinations of special benefit and fair apportionment embodied in the Ordinance, the Amended and Restated Initial Assessment Resolution, and the Amended and Restated Final Assessment Resolution are affirmed and incorporated herein by reference.

(B) The City Commission hereby adopts and incorporates by reference that certain report entitled "City of Lauderhill, Florida Fire Rescue Assessment Memorandum, August 2023," prepared by Anser Advisory (the "Assessment Report"), including the assumptions, conclusions, and findings therein as to the determination of the Fire Rescue Assessed Cost, the updated Cost Apportionment, updated Cost Factor, and updated Parcel Apportionment methodologies.

SECTION 6. COST APPORTIONMENT METHODOLOGY. The Cost Apportionment provided in Section 6 of the Amended and Restated Initial Assessment Resolution, as updated pursuant to the Assessment Report, is affirmed and incorporated herein by reference.

SECTION 7. COST FACTOR. The Cost Factor provided in Section 7 of the Amended and Restated Initial Assessment Resolution, as updated pursuant to the Assessment Report, is affirmed and incorporated herein by reference.

SECTION 8. PARCEL APPORTIONMENT METHODOLOGY. The Parcel Apportionment provided in Section 8 of the Amended and Restated Initial Assessment

Resolution, as updated pursuant to the Assessment Report, is affirmed and incorporated herein by reference.

**SECTION 9. DETERMINATION OF FIRE RESCUE ASSESSED COST;
ESTABLISHMENT OF ANNUAL FIRE RESCUE ASSESSMENTS.**

(A) The estimated Fire Rescue Assessed Cost to be assessed and apportioned among benefitted parcels pursuant to the Cost Apportionment and the Parcel Apportionment for the Fiscal Year commencing October 1, 2025, is \$24,356,615.00.

(B) The estimated Fire Rescue Assessments to be assessed and apportioned among benefitted parcels pursuant to the Cost Apportionment and Parcel Apportionment to generate the estimated Fire Rescue Assessed Cost for the Fiscal Year commencing October 1, 2025, are hereby established as follows for the purpose of this Preliminary Rate Resolution:

RESIDENTIAL PROPERTY USE CATEGORIES	Rate Per Dwelling Unit			
Residential	\$660			
NON-RESIDENTIAL PROPERTY USE CATEGORIES	Building Classification (in square foot ranges)	Commercial	Industrial/ Warehouse	Institutional
	< 1,999	\$722	\$384	\$1,426
	2,000 - 3,499	\$1,444	\$767	\$2,851
	3,500 - 4,999	\$2,527	\$1,342	\$4,989
	5,000 - 9,999	\$3,610	\$1,917	\$7,127
	10,000 - 19,999	\$7,219	\$3,834	\$14,254
	20,000 - 29,999	\$14,438	\$7,668	\$28,507
	30,000 - 39,999	\$21,657	\$11,501	\$42,761
	40,000 - 49,999	\$28,876	\$15,335	\$57,014
	50,000 - 59,999	\$36,095	\$19,168	\$71,267
	60,000 - 69,999	\$43,314	\$23,002	\$85,521
	70,000 - 79,999	\$50,533	\$26,835	\$99,774
	80,000 - 89,999	\$57,752	\$30,669	\$114,027
	90,000 - 99,999	\$64,970	\$34,502	\$128,281
	≥ 100,000	\$72,189	\$38,336	\$142,534

(C) The following exemptions shall apply to the Fire Rescue Assessment program:

(1) No Fire Rescue Assessment shall be imposed upon a Tax Parcel of Government Property; however, Government Property that is owned by federal mortgage entities, such as the VA and HUD, shall not be exempted from the Fire Rescue Assessment; and

(2) In accordance with Section 170.01(4), Florida Statutes, no Fire Rescue Assessment shall be imposed against any Building of Non-Residential Property located on a Tax Parcel that is classified by the Property Appraiser as agricultural lands pursuant to Section 193.461, Florida Statutes, unless that Building exceeds a just value of \$10,000 as determined by the Property Appraiser and is not an "agricultural pole barn" as defined in Section 170.01(4), Florida Statutes.

(D) Any shortfall in the expected Fire Rescue proceeds due to any reduction or exemption from payment of the Fire Rescue Assessments required by law or authorized by the City Commission shall be supplemented by any legally available funds, or combination of such funds, and shall not be paid for by proceeds or funds derived from the Fire Rescue Assessments. In the event a court of competent jurisdiction determines any exemption or reduction by the City Commission is improper or otherwise adversely affects the validity of the Fire Rescue Assessment imposed for this Fiscal Year, the sole and exclusive remedy shall be the imposition of a Fire Rescue Assessment upon each affected Tax Parcel in the

amount of the Fire Rescue Assessment that would have been otherwise imposed save for such reduction or exemption afforded to such Tax Parcel by the City Commission.

(E) The approval of the Estimated Fire Rescue Assessment Rate Schedule by the adoption of this Preliminary Rate Resolution determines the amount of the Fire Rescue Assessed Cost. The remainder of such Fiscal Year budget for fire rescue services, facilities, and programs shall be funded from available City revenue other than Fire Rescue Assessment proceeds. No portion of such Fire Rescue Assessed Cost is attributable to impact fee revenue that funds capital improvements necessitated by new growth or development. Further, no portion of such Fire Rescue Assessed Cost is attributable to the Emergency Medical Services Cost.

(F) The estimated Fire Rescue Assessments established in this Preliminary Rate Resolution shall be the estimated assessment rates applied by the City Manager in the preparation of the updated Fire Rescue Assessment Roll for the Fiscal Year commencing October 1, 2025, as provided in Section 10 of this Preliminary Rate Resolution.

SECTION 10. ANNUAL ASSESSMENT ROLL.

(A) The City Manager is hereby directed to prepare, or cause to be prepared, an updated Assessment Roll for the Fiscal Year beginning October 1, 2025, in the manner provided in the Ordinance. The Assessment Roll shall include all Tax Parcels within the Property Use Categories unless otherwise exempted as provided herein. The City Manager shall apportion the estimated Fire Rescue Assessed Cost to be recovered through Fire Rescue Assessments in the manner set forth in this Preliminary Rate Resolution.

(B) A copy of the Ordinance, the Amended and Restated Initial Assessment Resolution, the Amended and Restated Final Assessment Resolution, this Preliminary

Rate Resolution, documentation related to the estimated amount of the Fire Rescue Assessed Cost to be recovered through the imposition of Fire Rescue Assessments, and the updated Assessment Roll shall be maintained on file in the office of the City Manager and open to public inspection. The foregoing shall not be construed to require that the preliminary Assessment Roll be in printed form if the amount of the Fire Rescue Assessment for each parcel of property can be determined by the use of a computer terminal available to the public.

(C) It is hereby ascertained, determined, and declared that the method of determining the Fire Rescue Assessments for fire rescue services as set forth in this Preliminary Rate Resolution is a fair and reasonable method of apportioning the Fire Rescue Assessed Cost among parcels of Assessed Property located within the City.

SECTION 11. AUTHORIZATION OF PUBLIC HEARING. There is hereby established a public hearing to be held at 6:05 p.m., or as soon thereafter as the matter can be heard, 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 Fire Rescue Assessments from the public and affected property owners and consider imposing Fire Rescue Assessments for the Fiscal Year beginning October 1, 2025, and collecting such assessments on the same bill as ad valorem taxes.

SECTION 12. NOTICE BY PUBLICATION. The City Manager will publish a notice of the public hearing authorized by Section 11 of this Preliminary Rate Resolution in the manner and time provided in Section 19-114 of the Ordinance. The notice will be

published no later than August 22, 2025, in substantially the form attached hereto as Appendix A.

SECTION 13. NOTICE BY MAIL.

(A) Pursuant to section 200.069(10)(a), Florida Statutes, and with agreement of the Property Appraiser, the City has elected to combine notice of the public hearing authorized by Section 11 hereof with the truth-in-millage notification required pursuant to section 200.069, Florida Statutes.

(B) Such mailed notice shall be in the form required by section 200.069(10)(a), Florida Statutes, and consistent with the Uniform Assessment Collection Act and the Ordinance for the purpose of imposing Fire Rescue Assessments for the Fiscal Year beginning October 1, 2025. All first class mailed notices shall be mailed no later than August 22, 2025.


SECTION 14. METHOD OF COLLECTION. . In accordance with Section 19-151 of the Ordinance, the Fire Rescue Assessments shall be collected and enforced pursuant to the Uniform Assessment Collection Act for the Fiscal Year commencing October 1, 2025.

SECTION 15. APPLICATION OF ASSESSMENT PROCEEDS. The revenue derived from the City's Fire Rescue Assessments will be utilized for the provision of fire rescue services, facilities, and programs, as reflected by the Fire Rescue Assessed Cost. In the event there is any fund balance remaining at the end of the Fiscal Year, such balance shall be carried forward and used only to fund fire rescue services, facilities, and programs.

SECTION 16. EFFECTIVE DATE. This Preliminary Rate Resolution shall take effect immediately upon its passage and adoption.

DATED this 15 day of July, 2025.

PASSED AND ADOPTED this 15th day of July, 2025.



DENISE D. GRANT
PRESIDING OFFICER

ATTEST:



ANDREA M. ANDERSON, MMC
CITY CLERK

MOTION	<u>S. Martin</u>
SECOND	<u>D. Grant</u>

R. CAMPBELL	<u>Yes</u>
P. DUNN	<u>Absent</u>
D. GRANT	<u>Yes</u>
J. HODGSON	<u>Yes</u>
S. MARTIN	<u>Yes</u>

Approved as to Form



Hans Ottinot
City Attorney

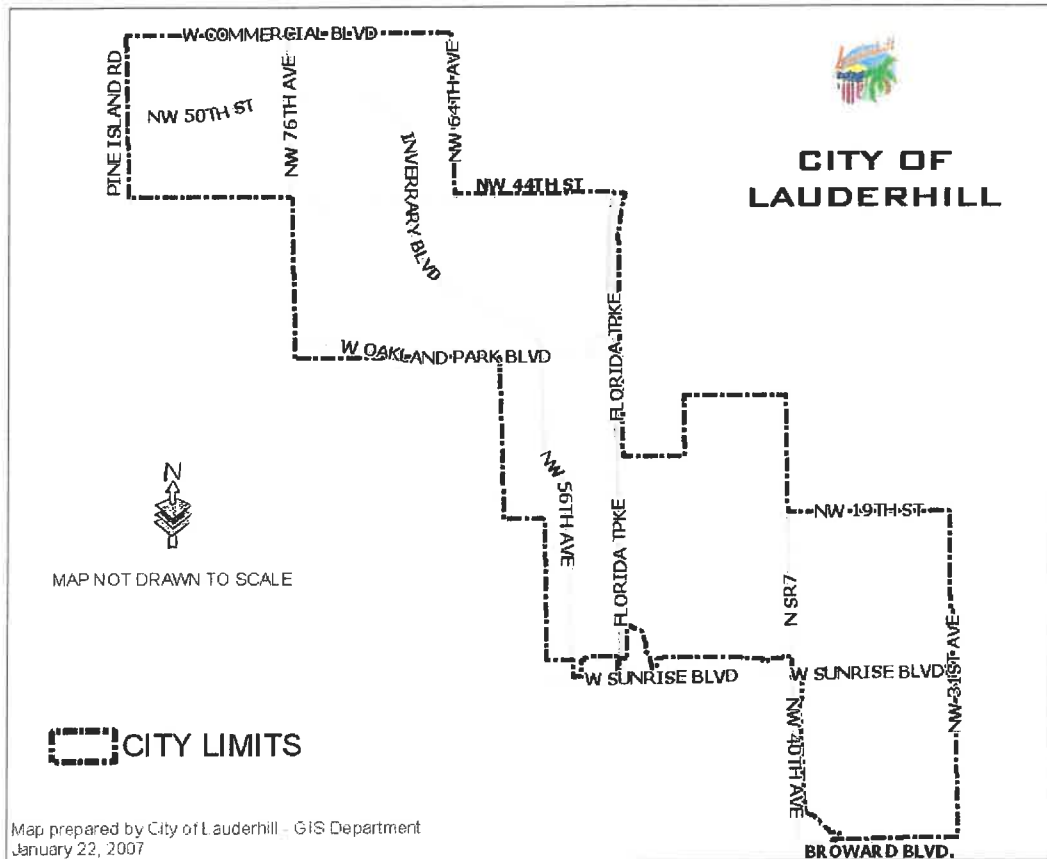
APPENDIX A

FORM OF NOTICE TO BE PUBLISHED

APPENDIX A

SUBSTANTIAL FORM OF NOTICE TO BE PUBLISHED

To Be Published No Later Than August 22, 2025



NOTICE OF HEARING TO REIMPOSE AND PROVIDE FOR COLLECTION OF FIRE RESCUE SPECIAL ASSESSMENTS

Notice is hereby given that the City Commission of the City of Lauderhill will conduct a public hearing to consider reimposing fire rescue special assessments for the provision of fire rescue services within the City of Lauderhill, as indicated on the above map, for the Fiscal Year beginning October 1, 2025, and future fiscal years at which time the following will be considered:

RESOLUTION NO. 25R-09-##

A RESOLUTION OF THE CITY OF LAUDERHILL, FLORIDA, RELATING TO THE PROVISION OF FIRE RESCUE SERVICES, FACILITIES AND PROGRAMS IN THE CITY OF LAUDERHILL, FLORIDA; REIMPOSING FIRE RESCUE ASSESSMENTS AGAINST ASSESSED PROPERTY LOCATED WITHIN THE CITY OF LAUDERHILL FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025; APPROVING THE RATE OF ASSESSMENT; APPROVING THE ASSESSMENT ROLL; PROVIDING FOR AN EFFECTIVE DATE

The hearing will be held at 6:05 p.m., or as soon thereafter as the matter can be heard, on September 12, 2025, in the City Commission Chambers of City Hall, 5581 West Oakland Park Boulevard, Lauderhill, Florida, for the purpose of receiving public comment on the proposed assessments. All affected property owners have a right to appear at the hearing and to file written objections with the City Commission within 20 days of this notice. If a person decides to appeal any decision made by the City Commission with respect to any matter considered at the hearing, such person will need a record of the proceedings and may need to ensure that a verbatim record is made, including the testimony and evidence upon which the appeal is to be made. In accordance with the Americans with Disabilities Act, persons needing a special accommodation or an interpreter to participate in this proceeding should contact the Lauderhill Fire Rescue Administration at (954) 497-4715 at least two (2) business days prior to the date of the hearing.

The assessment for each parcel of property will be based upon each parcel's classification and the total number of billing units attributed to that parcel. The following table reflects the proposed fire rescue assessment schedule.

FIRE RESCUE ASSESSMENTS

RESIDENTIAL PROPERTY USE CATEGORIES	Rate Per Dwelling Unit			
Residential	\$660			
NON-RESIDENTIAL PROPERTY USE CATEGORIES	Building Classification (In square foot ranges)	Commercial	Industrial/ Warehouse	Institutional
	< 1,999	\$722	\$384	\$1,426
	2,000 - 3,499	\$1,444	\$767	\$2,851
	3,500 - 4,999	\$2,527	\$1,342	\$4,989
	5,000 - 9,999	\$3,610	\$1,917	\$7,127
	10,000 - 19,999	\$7,219	\$3,834	\$14,254
	20,000 - 29,999	\$14,438	\$7,668	\$28,507
	30,000 - 39,999	\$21,657	\$11,501	\$42,761
	40,000 - 49,999	\$28,876	\$15,335	\$57,014
	50,000 - 59,999	\$36,095	\$19,168	\$71,267
	60,000 - 69,999	\$43,314	\$23,002	\$85,521
	70,000 - 79,999	\$50,533	\$26,835	\$99,774
	80,000 - 89,999	\$57,752	\$30,669	\$114,027
	90,000 - 99,999	\$64,970	\$34,502	\$128,281
	≥ 100,000	\$72,189	\$38,336	\$142,534

Copies of the Fire Rescue Assessment Ordinance (Ordinance No. 00O-6-39), the Amended and Restated Initial Assessment Resolution (Resolution No. 17R-07-184), the Amended and Restated Final Assessment Resolution (Resolution No. 17R-09-235), the Preliminary Rate Resolution initiating the annual process of updating the Assessment Roll and reimposing the Fire Rescue Assessments, and the preliminary Assessment Roll for the upcoming fiscal year are available for inspection at the City Clerk's office in City Hall, located at 5581 West Oakland Park Boulevard, Lauderhill, Florida.

The assessments will be collected on the ad valorem property tax bill which will be mailed in November 2025, as authorized by section 197.3632, Florida Statutes. Failure to pay the assessments will cause a tax certificate to be issued against the property which may result in a loss of title. Unless proper steps are initiated in a court of competent jurisdiction to secure relief within 20 days from the date of City Commission's action at the above hearing (including the method of apportionment, the rate of assessment and the

imposition of assessments), such action shall be the final adjudication of the issues presented.

If you have any questions, please contact the Lauderhill Fire Rescue Administration at (954) 497-4715, Monday through Thursday between 7:30 a.m. and 6:00 p.m.

**CITY COMMISSION
CITY OF LAUDERHILL, FLORIDA**



CITY OF LAUDERHILL

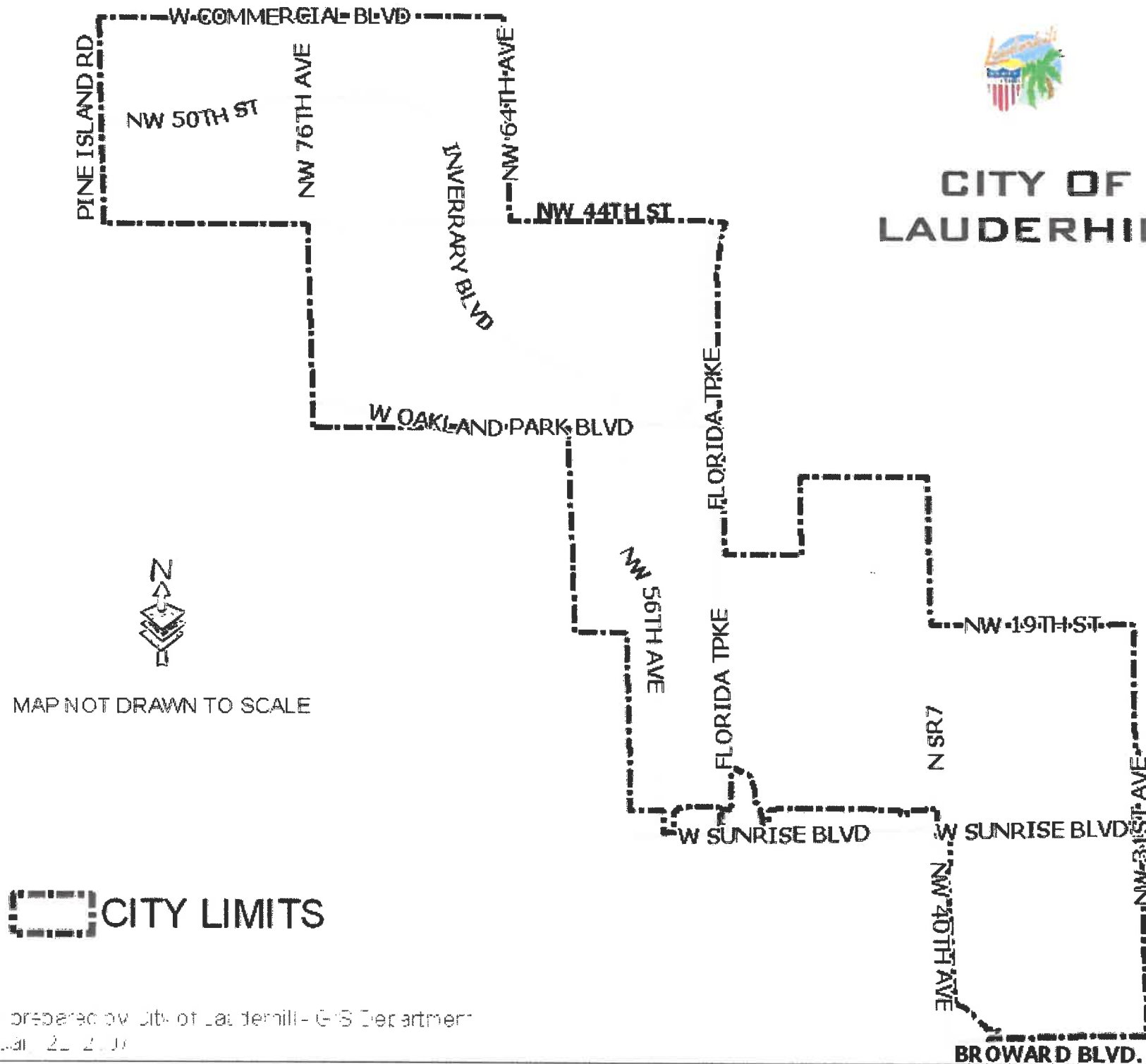


Exhibit B

RESIDENTIAL PROPERTY USE CATEGORIES	Rate Per Dwelling Unit			
Residential	\$660			
NON-RESIDENTIAL PROPERTY USE CATEGORIES	Building Classification (in square foot ranges)	Commercial	Industrial/ Warehouse	Institutional
	< 1,999	\$722	\$384	\$1,426
	2,000 - 3,499	\$1,444	\$767	\$2,851
	3,500 - 4,999	\$2,527	\$1,342	\$4,989
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	90,000 - 99,999	\$64,970	\$34,502	\$128,281
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