



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-6347

File ID: 25R-6347

Type: Resolution

Status: Agenda Ready

Version: 1

Reference:

In Control: Manors SND
Special
Assessment
Meeting

File Created: 09/02/2025

File Name: MANORS

Final Action:

Title: RESOLUTION NO. 25R-09-168: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF LAUDERHILL, FLORIDA, ADOPTING, APPROVING, CERTIFYING AND RE-IMPOSING THE UNIFORM METHOD FOR COLLECTING NON-AD VALOREM SPECIAL ASSESSMENTS LEVIED WITHIN THE MANORS OF INVERRARY SAFE NEIGHBORHOOD IMPROVEMENT DISTRICT DESIGNATED AREA AS REFLECTED ON THE ANNUAL TAX BILL FOR COSTS AND EXPENSES ASSOCIATED WITH THE IMPROVEMENT DISTRICT; CERTIFYING THE FINAL ASSESSMENT ROLL; DECLARING SPECIAL ASSESSMENTS FOR THE FISCAL YEAR 2026 PROVIDING FOR RE-IMPOSITION OF ANNUAL BILLING ON THE TAX BILL FOR THE ACTUAL COSTS AND EXPENSES FOR THE IMPROVEMENT DISTRICT DESIGNATED AREA; STATING A NEED FOR SUCH LEVY TO COVER THE ACTUAL COSTS ASSOCIATED WITH THE IMPROVEMENT DISTRICT; ALLOWING FOR INCREASES EQUIVALENT TO THE ACTUAL COSTS INCURRED; ADOPTING A TAX LEVY OF ZERO (0.0) MILLS A NON-AD VALOREM SPECIAL ASSESSMENT OF FOUR HUNDRED DOLLARS (\$400.00) FOR THE CONDO I ASSOCIATION CATEGORY PARCELS; ADOPTING A TAX LEVY OF ZERO (0.0) MILLS A NON-AD VALOREM SPECIAL ASSESSMENT OF FOUR HUNDRED DOLLARS (\$400.00) FOR THE CONDO XI ASSOCIATION CATEGORY PARCELS; ADOPTING THE TAX LEVY OF ZERO (0.0) MILLS AND A NON-AD VALOREM SPECIAL ASSESSMENT OF ZERO DOLLARS (\$00.00) FOR THE MASTER ASSOCIATION; AND ADOPTING THE TAX LEVY OF ZERO (0.0) MILLS AND A NON-AD VALOREM SPECIAL ASSESSMENT OF ONE HUNDRED DOLLARS (\$100.00) FOR THE CONDO XII ASSOCIATION CATEGORY; PROVIDING FOR THE MAILING OF THIS RESOLUTION; AND PROVIDING FOR AN EFFECTIVE DATE.

Notes:

Sponsors:**Enactment Date:**

Attachments: RES-25R-09-168-CC-Manors Final SND
RESOLUTION FY 2026 (1) (002), Ex A - map
Manors SND, Ex B - Manors - Assessment Rate FY
2026, 159 - FY 2026 - Common Area, 155 - FY 2026
- Condo XI, 155 - FY 2026 - Condo 1,
DR420_2025_1871 MANORS, Manors Trim Notice,
Manors Certificate of Assessment 2025, September
12 & 29, 2025 - Non-Ad Valorem Special
Assessments - Affidavit of Publication, Manors SND
Rate Schedule

Enactment Number:**Contact:****Hearing Date:**

* **Drafter:** ytodd@lauderhill-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-6347

RESOLUTION NO. 25R-09-168: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF LAUDERHILL, FLORIDA, ADOPTING, APPROVING, CERTIFYING AND RE-IMPOSING THE UNIFORM METHOD FOR COLLECTING NON-AD VALOREM SPECIAL ASSESSMENTS LEVIED WITHIN THE MANORS OF INVERRARY SAFE NEIGHBORHOOD IMPROVEMENT DISTRICT DESIGNATED AREA AS REFLECTED ON THE ANNUAL TAX BILL FOR COSTS AND EXPENSES ASSOCIATED WITH THE IMPROVEMENT DISTRICT; CERTIFYING THE FINAL ASSESSMENT ROLL; DECLARING SPECIAL ASSESSMENTS FOR THE FISCAL YEAR 2026 PROVIDING FOR RE-IMPOSITION OF ANNUAL BILLING ON THE TAX BILL FOR THE ACTUAL COSTS AND EXPENSES FOR THE IMPROVEMENT DISTRICT DESIGNATED AREA; STATING A NEED FOR SUCH LEVY TO COVER THE ACTUAL COSTS ASSOCIATED WITH THE IMPROVEMENT DISTRICT; ALLOWING FOR INCREASES EQUIVALENT TO THE ACTUAL COSTS INCURRED; ADOPTING A TAX LEVY OF ZERO (0.0) MILLS A NON-AD VALOREM SPECIAL ASSESSMENT OF FOUR HUNDRED DOLLARS (\$400.00) FOR THE CONDO I ASSOCIATION CATEGORY PARCELS; ADOPTING A TAX LEVY OF ZERO (0.0) MILLS A NON-AD VALOREM SPECIAL ASSESSMENT OF FOUR HUNDRED DOLLARS (\$400.00) FOR THE CONDO XI ASSOCIATION CATEGORY PARCELS; ADOPTING THE TAX LEVY OF ZERO (0.0) MILLS AND A NON-AD VALOREM SPECIAL ASSESSMENT OF ZERO DOLLARS (\$00.00) FOR THE MASTER ASSOCIATION; AND ADOPTING THE TAX LEVY OF ZERO (0.0) MILLS AND A NON-AD VALOREM SPECIAL ASSESSMENT OF ONE HUNDRED DOLLARS (\$100.00) FOR THE CONDO XII ASSOCIATION CATEGORY; PROVIDING FOR THE MAILING OF THIS RESOLUTION; AND PROVIDING FOR AN EFFECTIVE DATE.

Request Action:

Resolution required by Florida Statutes, Section 197.3632 in order to certify the assessment roll and re-impose the uniform method for collecting non-ad valorem special assessments on Annual Broward County Tax Bill for the costs and expenses associated with the operation of the Manors of Inverrary Safe Neighborhood Improvement District Area prior to September 15, 2025.

Need Summary Explanation/ Background:

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

The City Commission of the City of Lauderhill previously passed its Intent Resolution to impose the uniform method of collecting non-ad valorem special assessments for the costs and expenses associated with the operation of the Manors of Inverrary Safe Neighborhood Improvement District Area that owner's would be billed a one-time lump sum figure on the owner's annual tax bill that is sent by the Broward County Tax Collector. This non-ad valorem special assessment is authorized pursuant to Florida Statutes, Section 197.3632. A public hearing enabling members of the public to have their comments and objections heard was heard on September 12, 2025 at 5:45 p.m. prior to the consideration of the adoption of this Resolution and the first reading of the corresponding Ordinance. All owners were provided notice of the estimated assessment at the rate. The final rate to be assessed is: an assessment of FOUR Hundred Dollars and No Cents (\$400.00) of non-ad valorem special assessments and zero (0.0) mills shall be assessed to just the Condo I category parcels; an assessment of FOUR Hundred Dollars and No Cents (\$400.00) of non-ad valorem special assessments and zero (0.0) mills shall be assessed to just the Condo XI category parcels, and an assessment of ZERO Dollars (\$00.00) of non-ad valorem special assessment and zero (0.0) mills to be levied to all members of the Master Association Category; and an assessment of ONE HUNDRED Dollars (\$100.00) of non-ad valorem special assessment and zero (0.0) mills to be levied to all members of the Condo XII Association Category. Notice was sent to each individual property owner within the Designated District Area via the TRIM Notice sent by the Broward County Appraiser's Office. Notice was also published in the Newspaper providing the original estimated assessment rate that was approved via the Preliminary Rate Resolution No. 25R-07-137 adopted on July 15, 2025 and of the fact that they had a right to file written objections and to have their concerns addressed at the public hearings. The Advisory Board requested these assessments to these categories as indicated, which will be presented to the City Commission at the public hearing held on September 12, 2025 prior to adoption of this Resolution.

Cost Summary/ Fiscal Impact:

The amount of revenues to be collected will depend on the actual annual non-ad valorem special assessment rates that are assessed. Additional revenues in an unknown amount may also be realized with the interest earned on the potential investment of these monies if permitted. The revenue expected to be collected from Condo I is \$192,448.00, from Condo XI is \$57,036.00 and from the Master is \$86,621.00 and for Condo XII is \$0.00. This takes into account the discount for early payments. The total anticipated revenue to be collected from Condo I, THE MASTER and Condo XI combined is \$336,105.00.

Attachments:

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

Budget Code Number(s): _____

Procurement Information: [check all that apply]

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| <input type="checkbox"/> RFP/Bid | <input type="checkbox"/> Emergency Purchase | <input type="checkbox"/> SBE |
| <input type="checkbox"/> Proposal/Quote | <input type="checkbox"/> State Grant Funds | <input type="checkbox"/> Local Preference |
| <input type="checkbox"/> Piggyback Contract | <input type="checkbox"/> Federal Grant Funds | |
| <input type="checkbox"/> Sole Source | <input type="checkbox"/> Matching Required | |