SUN-SENTINEL

Sold To:
City Of Lauderhill - City Clerk's Office - CU00118873
5581 West Oakland Park Suite 421, Suite 421
Lauderhill,FL 33313

Bill To:
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Published Daily
Fort Lauderdale, Broward County, Florida
Boca Raton, Palm Beach County, Florida
Miami, Miami-Dade County, Florida

State Of Florida
County Of Orange

Before the undersigned authority personally appeared
Rose Williams, who on oath says that he or she is a duly authorized representative of the SUN- SENTINEL, a DAILY newspaper published in BROWARD/PALM BEACH/MIAMI-DADE County, Florida; that the attached copy of advertisement, being a Legal Notice in:

The matter of 11745-Other Legal Notices ,
Was published in said newspaper by print in the issues of, and by publication on the newspaper's website, if authorized on Aug 14, 2025
2025 Special Assessment Hearings Display
Affiant further says that the newspaper complies with all legal requirements for publication in Chapter 50, Florida Statutes.

Rose Williams

Signature of Affiant

Sworn to and subscribed before me this: August 14, 2025.

LeAnne Rollins

Signature of Notary Public

Notary Public State of Florida
Leanne Rollins
My Commission HH 500022
Expires 4/27/2028

Name of Notary, Typed, Printed, or Stamped
Personally Known (X) or Produced Identification ( )

7854587

NOTICE OF PUBLIC HEARINGS ON FINAL CERTIFICATION OF NON-AD VALOREM FINAL ASSESSMENT ROLLS TO (RE) IMPOSE THE UNIFORM METHOD FOR COLLECTION OF NON-AD VALOREM SPECIAL ASSESSMENTS

Notice is hereby given that the City Commission of the City of Lauderhill will conduct separate public hearings and will subsequently adopt a Resolution and Ordinance to Certify the Non-Ad Valorem Final Assessment Roll for the (re) imposition of annual non-ad valorem special assessments for the following purposes on the dates and times as follows in the areas designated by the specific geographic map. Each individual non-ad valorem special assessment shall be billed on the Broward County Annual Tax Bill for the Fiscal Year beginning October 1, 2025 and annually thereafter for the collection of all associated costs and expenses only to apply to the designated area as indicated in the appropriate map below as applicable.

The public hearings for all non-ad valorem special assessments shall be held before the City Commission of the City of Lauderhill in the Commission Chambers at City Hall, 5581 West Oakland Park Boulevard, Suites 141-142 Lauderhill, Florida, for the purpose of receiving public comment on the imposition of the assessments, as follows. The meetings shall be held in person as well as with virtual access.

	Estimated Assessment	1st Reading Final Certification	2nd Reading Final Certification
Habitat*	$125.00 & 1 Mill	9/12/25 @ 5:30 p.m.	9/29/25@ 6:00 p.m.
Manors of Inverrary*	Master $100 & 0 mills Condo I $400.00 & 0 mills Condo XI $400.00 & 0 mills Condo XII $00 & 0 mills	9/12/25 @ 5:35 p.m.	9/29/25@ 6:00 p.m.
Isles of Inverrary*	$500.00 and 2 mills	9/12/25 @ 5:40 p.m.	9/29/25@ 6:00 p.m.
Windermere/ Tree Gardens*	$500.00 and 2 mills	9/12/25 @ 5:45 p.m.	9/29/25@ 6:00 p.m.
Stormwater	$297.01	9/12/25@ 5:50 p.m.	9/29/25@ 6:00 p.m.
Garbage	$398.44	9/12/25 @ 5:55 p.m.	9/29/25@ 6:00 p.m.
Nuisance Abatement	Varies by parcel	9/12/25 @ 6:00 p.m.	9/29/25@ 6:00 p.m.
Fire	$660 residential Commercial- see table below	9/12/25 @ 6:05 p.m.	9/29/25@ 6:00 p.m.

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

The Florida Statutes require us to advise you that a failure to pay any of these special assessments will cause a tax certificate to be issued against the property which may result in a loss of title. F.S. 197.3632(4)(b).

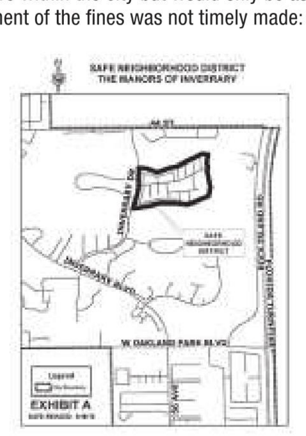
The non-ad valorem special assessments are for the reasonable and necessary costs and expenses associated with the services being provided.

*The Safe Neighborhood Improvement District assessments apply only to the Designated District Area as identified in the maps below, where there is a plan to reduce crime through the implementation of crime prevention through environmental design, environmental security, or defensible space techniques, or through community policing innovations. The maximum non-ad valorem special assessment for Safe Neighborhood Improvement Districts may not exceed $500.00 per individual parcel of land per year and the maximum ad valorem tax levy may not exceed 2 mills. **The rates listed are the *estimated* preliminary rates, the actual rates charged may be less than, but may not be more than, the amount listed.** The assessments will continue to be billed by the Broward County Tax Collector on your Annual Broward County Tax Bill until all amounts owed are collected over the course of the District Plan.

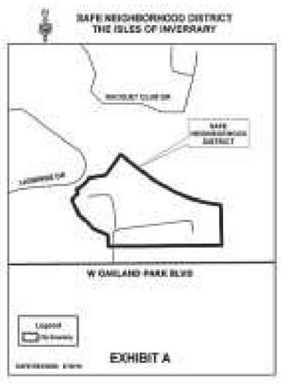
All affected property owners have the right to appear at the public hearing and the right to file written objections with the City Clerk's office within 20 days of the publication of this notice. If a person decides to appeal any decision made by the City Commission with respect to any matter considered 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 the American with Disabilities Act, persons needing a special accommodation or an interpreter to participate in this proceeding should contact the City Clerk's Office at (954) 730-3010 at least three (3) days prior to the date of the hearing.

The following maps designate the areas where the various non-ad valorem special assessments will apply. Nuisance Abatement special assessments may apply anywhere within the city but would only be assessed on an individual parcel if a violation existed on that parcel and payment of the fines was not timely made:

Habitat
Safe Neighborhood Improvement District



Manors of Inverrary
Safe Neighborhood Improvement District



Isles of Inverrary
Safe Neighborhood Improvement District

Windermere/Tree Gardens
Safe Neighborhood Improvement District

Fire & Nuisance Abatement
(City-wide)
Non-ad Valorem Special Assessment Area

Stormwater & Garbage
Non-ad Valorem Special Assessment Area

Copies of the Resolutions and Ordinance are available for inspection at the City Clerk's office in City Hall, located at 5581 West Oakland Park Boulevard, Lauderhill, Florida, between the hours of 7:30 a.m. and 6:00 p.m., Monday through Thursday.

If you have any questions regarding the assessments, please contact the Finance Department at (954) 730-3030, Monday through Thursday between 7:30 a.m. and 6:00 p.m

CITY COMMISSION
CITY OF LAUDERHILL, FLORIDA

Florida Senate President Ben Albritton, R-Wauchula, seen on March 4, aimed to allay concerns about the effects of potential cuts to property taxes on Monday. Any proposal would go before voters in 2026. **MATIAS J. OCNER/MIAMI HERALD**

Senate president: Plan to cut property taxes won't be 'crazy'

By Jim Saunders
News Service of Florida

TALLAHASSEE — Speaking to a hometown crowd, Senate President Ben Albritton, R-Wauchula, tried to ease concerns about the effects of potential property tax cuts — particularly the effects on financially strapped rural communities.

"When it comes to property taxes, everybody breathe. Everybody breathe. Nobody's going to do anything crazy," Albritton said Monday during a Hardee County legislative delegation meeting. "We're going to take a measured approach. Measure three times, cut once. We're going to take a measured approach to this and try to figure out what it is we can do."

Albritton made the comments as lawmakers start to prepare for the 2026 legislative session and as Gov. Ron DeSantis has made a priority of asking voters next year to cut property taxes.

The Legislature would have to approve a proposed constitutional amendment that would go on the November 2026 ballot after working out details with DeSantis.

Local governments are closely watching the issue, as they rely heavily on property taxes to pay for services.

Cuts could particularly affect rural cities and counties, including what the state classifies as "fiscally constrained" rural counties.

Albritton, a citrus grower whose district is largely rural, said during the county delegation meeting that he thinks "there's a way to give tax relief on property taxes and at the same time be able to conserve and protect our core function of local government. I believe there is. That's the discussion we're going to be having. We have been having."

Albritton said DeSantis "completely gets this" and indicated that part of the discussion could involve the state helping cover lost property tax revenues for rural counties.

"His comment to me was, well, we ought to be able to do this. There are 31 fiscally constrained counties. Let's just backfill there. We have the resources, we have the money. So let's just backfill those. Let's make sure that rural Florida doesn't come under some unusual strain, when they already exist that way every single day," Albritton said.

Lawmakers will have to work out key details of a property tax proposal, including how much to cut, how to apply a cut and how to fund local services.

DeSantis has even floated the idea of eliminating property taxes. The House has formed a select committee on the property tax issue.

County legislative delegations are starting to hold meetings in advance of the 2026 session and could get heavy input on property taxes.

"Nearly all of our ad valorem (property tax) revenue growth comes from new development, not higher bills for existing residents, but the growth that follows (the) state's efforts to attract new residents to Florida," Winter Haven City Manager Michael Stavres said Tuesday during a Polk County delegation meeting. "Each new resident brings with them a greater demand for public service, public safety, parks, utilities, infrastructure."

Sheriff

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he made any statement that could be interpreted as a "direct, overt threat" to Brimlow's safety.

The sheriff also released a recording of the meeting that did not contain such a threat. "I record all our roll calls for this specific moment," Tony said at a news conference Wednesday.

Tony distributed a copy of the FDLE's investigative report, which clearly identified Brimlow as the source of the allegation. The report does not address whether anyone else filed a complaint.

In an official statement from city administration, Deerfield Beach stood by its manager. "Brimlow did not file a false criminal complaint against Sheriff Tony, and did not provide any false information of a crime to any law enforcement agency," the statement read.

Both sides appeared to agree the underlying issue is whether the city will agree to a 10% increase in its annual contract with BSO or stand by its contractually approved limit of a 5% increase per year.

In a June 23 letter to the city, Tony drew a line in the sand on negotiations.

"If the city is unwilling to agree to these increases, the only recourse BSO has is to terminate the contracts for police and fire services effective Sept. 30, 2025," he wrote.

The terms of the contract compel the Sheriff's Office to continue providing police service for two years following any termination of the contract.

At his news conference, Tony portrayed the feud as an effort by the city to avoid paying deputies what they deserve to patrol Deerfield Beach.

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Insurer

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further evidence that the legislative reforms of 2022 and 2023 are working to improve Florida's insurance market.

"This is excellent news for South Florida homeowners," Friedlander said. "American Integrity is a highly regarded Florida-domiciled carrier and one of the largest home insurance writers in the state. Its plan to begin offering standard home coverage in Broward and Miami-Dade counties shows the growing confidence domestic insurers have to write profitable business in markets across Florida due to the legislative changes which curbed legal system abuse and assignment of benefits claim fraud."

Prior to the reforms, many insurers pulled out of the South Florida market due to what they said was overexposure to inflated claims and excessive litigation. Those rates have steadily decreased in the region after lawmakers removed financial incentives to sue insurers, and several companies have resumed writing policies in the region.

Dulce Suarez-Resnick, vice president of sales at the Miami-based agency Acentria Insurance, last week provided a list of insurers now providing coverage in the South Florida market. They include Universal Property & Casualty (limited to some ZIP codes), Florida Peninsula, Edison, Ovation, Tower Hill, Heritage, Florida Family, Homeowners Choice and First Protective (also known as Frontline).

"I'm excited," Suarez-Resnick said about American Integrity's announcement on Wednesday. "American Integrity has been around a long time and is committed to the Florida insurance marketplace. We need many carriers to spread the risk and create a competitive marketplace."

Ritchie did not respond to an email asking whether American Integrity had recently picked up policies in Broward and Palm Beach counties as part of a program encouraging depopulation of state-owned Citizens Property Insurance Corp. Nor did it reveal whether it ever discontinued writing in Palm Beach County, where litigation rates have been much lower than in Broward or Miami-Dade counties.

Among other milestones, the company reported:

- Gross written premiums of $287 million, a 29.6% increase compared to the second quarter of 2024.
- Adjusted net income of $31.3 million, or $1.84 per diluted share.
- Net investment income of $4.8 million, 40% higher than the prior year.

After the quarter ended, the company surpassed 400,000 policies in force, Ritchie announced. The company ended May with 378,200 policies, making it the fifth largest property insurer by policy count behind Citizens, State Farm Florida, Universal Property and Casualty and Tower Hill Insurance Exchange.

Ritchie called the achievement "an important milestone."

He added, "It's more than a policy count. It's a statement of trust, scale, and post-IPO momentum. It reflects the grit, execution, and values-driven culture that have defined American Integrity from day one."

Ron Hurtibise covers business and consumer issues for the South Florida Sun Sentinel. He can be reached by phone at 954-356-4071 or by email at rhurtibise@sunsentinel.com.