



# City of Lauderhill

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

## File Details

**File Number:** 24R-5746

**File ID:** 24R-5746

**Type:** Ordinance

**Status:** First Reading

**Version:** 1

**Reference:**

**In Control:** Manors SND  
Special  
Assessment  
Meeting

**File Created:** 08/07/2024

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

**Final Action:**

**Title:** **ORDINANCE NO. 24O-09-135: AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF LAUDERHILL, FLORIDA, ADOPTING, APPROVING, CERTIFYING AND RE-IMPOSING THE UNIFORM METHOD FOR COLLECTING NON-AD VALOREM SPECIAL ASSESSMENTS LEVIED WITHIN THE MANORS OF INVERRARY SAFE NEIGHBORHOOD IMPROVEMENT DISTRICT DESIGNATED AREA AS REFLECTED ON THE ANNUAL TAX BILL FOR COSTS AND EXPENSES ASSOCIATED WITH THE IMPROVEMENT DISTRICT; DECLARING A SAFE NEIGHBORHOOD SPECIAL ASSESSMENT FOR THE FISCAL YEAR 2025; PROVIDING FOR RE-IMPOSITION OF ANNUAL BILLING ON THE TAX BILL FOR THE ACTUAL COSTS AND EXPENSES FOR THE IMPROVEMENT DISTRICT DESIGNATED AREA; STATING A NEED FOR SUCH LEVY TO COVER THE ACTUAL COSTS ASSOCIATED WITH THE IMPROVEMENT DISTRICT; ADOPTING A TAX LEVY OF ZERO (0.0) MILLS AND A NON-AD VALOREM SPECIAL ASSESSMENT OF FIVE HUNDRED DOLLARS (\$500.00) FOR THE CONDO I ASSOCIATION CATEGORY PARCELS; ADOPTING A TAX LEVY OF ZERO (0.0) MILLS AND A NON-AD VALOREM SPECIAL ASSESSMENT OF FIVE HUNDRED DOLLARS (\$500.00) FOR THE CONDO XI ASSOCIATION CATEGORY PARCELS; AND ADOPTING A TAX LEVY OF ZERO (0.0) MILLS AND A NON-AD VALOREM SPECIAL ASSESSMENT OF ZERO DOLLARS (\$00.00) FOR THE MASTER ASSOCIATION CATEGORY PARCELS AND ADOPTING A TAX LEVY OF ZERO (0.0) MILLS AND A NON-AD VALOREM SPECIAL ASSESSMENT OF ZERO DOLLARS (\$00.00) FOR THE CONDO XII ASSOCIATION CATEGORY PARCELS; PROVIDING FOR THE MAILING OF THIS ORDINANCE; PROVIDING FOR AN EFFECTIVE DATE.**

**Notes:** 5:45 pm meeting

**Sponsors:**

**Enactment Date:**

**Attachments:** ORD-24O-09-135-CC-MANORS SND Assessment Ordinance FY 2025.pdf, Ex. A - Map ManorsSND.pdf, Ex. B Manors- ASSESSMENT RATE FY 2025.pdf, 155 - FY 2025 - Condo 1 revised.pdf, 155 - FY 2025 - Condo XI.pdf, Manors-DR420.pdf, MANORS - CERTIFICATE OF ASSESSMENT 2024.pdf, September 12 & 26, 2024 - Non-Ad Valorem Special Assessments - Affidavit of Publication

**Enactment Number:**

**Contact:**

**Hearing Date:**

\* **Drafter:** apetti@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 24R-5746

**ORDINANCE NO. 24O-09-135: AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF LAUDERHILL, FLORIDA, ADOPTING, APPROVING, CERTIFYING AND RE-IMPOSING THE UNIFORM METHOD FOR COLLECTING NON-AD VALOREM SPECIAL ASSESSMENTS LEVIED WITHIN THE MANORS OF INVERRARY SAFE NEIGHBORHOOD IMPROVEMENT DISTRICT DESIGNATED AREA AS REFLECTED ON THE ANNUAL TAX BILL FOR COSTS AND EXPENSES ASSOCIATED WITH THE IMPROVEMENT DISTRICT; DECLARING A SAFE NEIGHBORHOOD SPECIAL ASSESSMENT FOR THE FISCAL YEAR 2025; PROVIDING FOR RE-IMPOSITION OF ANNUAL BILLING ON THE TAX BILL FOR THE ACTUAL COSTS AND EXPENSES FOR THE IMPROVEMENT DISTRICT DESIGNATED AREA; STATING A NEED FOR SUCH LEVY TO COVER THE ACTUAL COSTS ASSOCIATED WITH THE IMPROVEMENT DISTRICT; ADOPTING A TAX LEVY OF ZERO (0.0) MILLS AND A NON-AD VALOREM SPECIAL ASSESSMENT OF FIVE HUNDRED DOLLARS (\$500.00) FOR THE CONDO I ASSOCIATION CATEGORY PARCELS; ADOPTING A TAX LEVY OF ZERO (0.0) MILLS AND A NON-AD VALOREM SPECIAL ASSESSMENT OF FIVE HUNDRED DOLLARS (\$500.00) FOR THE CONDO XI ASSOCIATION CATEGORY PARCELS; AND ADOPTING A TAX LEVY OF ZERO (0.0) MILLS AND A NON-AD VALOREM SPECIAL ASSESSMENT OF ZERO DOLLARS (\$00.00) FOR THE MASTER ASSOCIATION CATEGORY PARCELS AND ADOPTING A TAX LEVY OF ZERO (0.0) MILLS AND A NON-AD VALOREM SPECIAL ASSESSMENT OF ZERO DOLLARS (\$00.00) FOR THE CONDO XII ASSOCIATION CATEGORY PARCELS; PROVIDING FOR THE MAILING OF THIS ORDINANCE; PROVIDING FOR AN EFFECTIVE DATE.**

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

Ordinance required by Florida Statutes, Section 197.3632 in order to adopt, approve, and certify

the assessment roll and re-impose the uniform method for collecting non-ad valorem special assessments on Annual Broward County Tax Bill for the costs and expenses associated with the operation of the Manors of Inverrary Safe Neighborhood Improvement District Area.

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

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, 2024.

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

The City Commission of the City of Lauderhill previously passed its Intent Resolution to impose the uniform method of collecting non-ad valorem special assessments for the costs and expenses associated with the operation of the Safe Neighborhood Improvement District providing that owner's within the designated District Area would be billed a one-time lump sum figure on the owner's annual tax bill that is sent by the Broward County Tax Collector. This non-ad valorem special assessment is authorized pursuant to Florida Statutes, Section 197.3632. This Ordinance approving, certifying and re-imposing the non-ad valorem special assessment was considered at a virtual public hearing enabling members of the public to have their comments and objections considered which was held on September 12, 2024 prior to the consideration of the adoption of the first reading of this Ordinance. All owners were provided notice of the estimated assessment at the rate. Notice was sent to each individual property owner within the Designated District Area via the TRIM Notice sent by the Broward County Appraiser's Office with the maximum limit per law. Notice was also published in the Newspaper providing the original estimated assessment rate that was passed via the Preliminary Assessment Rate Resolution No. 24R-07-146 on July 9, 2024 which included notice of the fact that they had a right to file written objections and to appear and to be heard at the virtual public hearings. The Manors of Inverrary Advisory Council requested a Condo I Category non ad valorem special assessment of Five Hundred Dollars and No Cents (\$500.00) and zero (0) Mills, and a Condo XI non ad valorem special assessment of Five Hundred Dollars and No Cents (\$500.00) and zero (0) Mills, and a Master Association Category non ad-valorem special assessment of Zero Dollars (\$00.00) and zero (0) mills to be assessed this year, and a Condo XII non ad valorem special assessment of non ad-valorem special assessment of Zero Dollars (\$00.00) and zero (0) mills.

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

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

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

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 \$240,560.00 and from Condo XI is \$71,295.00, and from the Master is Zero Dollars \$0.00 and Condo XII is Zero Dollars \$0.00. This takes into account the discount for early payments. For a total estimated collection of \$311,855 in revenues from Condo I and Condo XI combined.

**Master Plan: Explain how this Agenda item advances one or more objectives**

**Goal 1: Clean, Green Sustainable Environment**

- ☐ Increase mass transit ridership ☐ Reduce City energy consumption
- ☐ Reduce water consumption

**Goal 2: Safe and Secure City of Lauderdale**

- ☐ Crime in lower 50% in Broward ☐ Residents feel safe in neighborhood
- ☐ Reduce emergency fatalities

**Goal 3: Open Spaces and Active Lifestyle for all ages**

- ☐ Increase participation in youth sports ☐ Add new park land and amenities
- ☐ Increase attendance at cultural programs and classes

**Goal 4: Growing Local Economy, Employment and Quality of Commercial Areas**

- ☐ Increase commercial tax base ☐ Increase employment in Lauderdale businesses
- ☐ Decrease noxious and blighted uses in commercial areas

**Goal 5: Quality Housing at all Price Ranges and Attractive Communities**

- ☐ Neighborhood signs and active HOAs ☐ Housing & streets improved, litter reduced
- ☐ Increase proportion of single family homes and owner occupied housing

**Goal 6: Efficient and Effective City Government, Customer Focused & Values Diversity**

- ☐ Improves City efficiency ☐ Increase use of Information Technology
- ☐ Increases residents perception of Lauderdale as an excellent place to live