



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]

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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 | |