



City of Hallandale Beach City Commission Agenda Cover Memo

Meeting Date:	File No.:	Item Type:		1 st Reading	2 nd Reading
6/4/2025	25-168	<input type="checkbox"/> Resolution <input checked="" type="checkbox"/> Ordinance <input type="checkbox"/> Other	Ordinance Reading	6/4/2025	6/18/2025
			Public Hearing	<input type="checkbox"/>	<input checked="" type="checkbox"/>
			Advertising Required	<input type="checkbox"/>	<input checked="" type="checkbox"/>
			Quasi-Judicial:	<input type="checkbox"/>	<input type="checkbox"/>
Fiscal Impact (\$):	Account Balance (\$):	Funding Source:	Project Number:		
N/A	N/A	N/A	N/A		
Contract/P.O. Required	RFP/RFQ/Bid Number:	Sponsor Name:	Department:		
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	N/A	Geovanne Neste, Finance Director	Finance		
Strategic Plan Focus Areas:					
<input checked="" type="checkbox"/> Fiscal Stability	<input checked="" type="checkbox"/> Resident Services	<input checked="" type="checkbox"/> Public Safety	<input checked="" type="checkbox"/> Infrastructure & Mobility	<input type="checkbox"/> Economic Development & Affordable Housing	
Implementation Timeline:					
Estimated Start Date: 6/18/2025			Estimated End Date: N/A		

SHORT TITLE:

AN ORDINANCE OF THE CITY OF HALLANDALE BEACH, FLORIDA, RELATING TO THE IMPOSITION AND COLLECTION OF NON-AD VALOREM SPECIAL ASSESSMENTS TO FUND ROAD, CURB, CROSSWALK, LANDSCAPING AND OTHER TRAFFIC AND SAFETY IMPROVEMENTS IN THE THREE ISLANDS NEIGHBORHOOD; ESTABLISHING THE THREE ISLANDS ASSESSMENT AREA; DETERMINING THAT CERTAIN REAL PROPERTY THEREIN WILL BE SPECIALLY BENEFITED BY THE IMPROVEMENTS; CONFIRMING THE METHOD OF ASSESSING THE COSTS OF THE IMPROVEMENTS AGAINST THE REAL PROPERTY THAT WILL BE SPECIALLY BENEFITED THEREBY; ESTABLISHING OTHER TERMS AND CONDITIONS OF THE ASSESSMENTS; APPROVING THE ASSESSMENT ROLL; IMPOSING ASSESSMENTS UPON ALL TAX PARCELS DESCRIBED IN THE ASSESSMENT ROLL; PROVIDING THE METHOD OF COLLECTION; AND PROVIDING AN EFFECTIVE DATE.

STAFF SUMMARY:

Summary:

This item presents the Final Assessment Ordinance for the Three Islands Guardhouses & Traffic-Calming Project. The ordinance establishes the Three Islands Assessment Area, imposes non-ad valorem assessments therein, approves the apportionment methodology and rate of assessment, approves the assessment roll, and outlines billing and lien procedures in accordance with Section 197.3632, Florida Statutes. The ordinance is scheduled for first reading on June 4, 2025, and second reading and public hearing on June 18, 2025.

Background:

On May 7, 2025, the City Commission approved the first reading of the citywide Assessment Procedure Ordinance. This ordinance created a uniform framework for implementing non-ad valorem special assessments, enabling projects like Three Islands and future neighborhood-based initiatives to be funded directly by benefitting properties.

On May 21, 2025, the City Commission (i) enacted the Assessment Procedure Ordinance (codified in Chapter 10, Article IV of the City Code), and (ii) adopted the Initial Assessment Resolution for the Three Islands Guardhouses & Traffic-Calming Project. That resolution described the proposed Three Islands Assessment Area, established the proposed cost allocation and benefit apportionment methodology, and set a maximum not-to-exceed assessment amount based on the project's \$4.6 million estimated cost. It also scheduled the public hearing and authorized all notices required by statute and the Assessment Procedure Ordinance to be issued.

The statutory notices were mailed and published by May 29, 2025, and staff prepared the assessment roll for the first year of collections based on the final cost allocation methodology developed in consultation with Lambert Advisory. A proposed bond authorizing resolution, including reimbursement intent, and a budget amendment are also moving forward concurrently.

Current Situation:

The proposed Final Assessment Ordinance imposes the special assessment against the folios comprising the Three Islands Assessment Area and provides that the assessment will be collected in five (5) annual installments. The first installment of the special assessment for FY2026 will be billed directly by the City in Year 1 on or before November 7, 2025, with the goal of transitioning to the annual tax bill beginning in FY2027. This ordinance:

- Establishes the final assessment rate and confirms that all affected properties benefit from the project.

- Approves the assessment roll and directs staff to notify property owners of the amount to be billed.
- Outlines procedures for billing, collection, and enforcement consistent with Florida law.

First reading is scheduled for June 4, 2025. Second reading and the required public hearing are scheduled for June 18, 2025.

Why Action is Necessary:

Florida law and the Assessment Procedure Ordinance require the governing body to conduct a notice public hearing before imposing and collecting non-ad valorem assessments. Timely adoption of both readings ensures compliance with the statutory timeline and allows the assessment to be integrated into the November 2025 billing cycle.

Cost Benefit:

Approval of this ordinance provides a clear and legally defensible mechanism for recouping project costs directly from benefitting properties, eliminating the need to rely on citywide general revenues. This reduces the financial burden on the broader tax base and allows capital improvements to move forward without delay. Establishing a reliable assessment structure also allows the City to strategically maintain flexibility in the event that temporary financing is needed, such as for unanticipated capital demands or emergencies. This structure ensures the City can protect its reserves while retaining the option to seek external funding if conditions require.

This ordinance provides legal authority for the City to:

- Bill and collect assessments from benefitting properties.
- Reimburse General Fund advances for the project.
- Secure loan proceeds if external financing becomes more favorable.
- Sustain the City's long-term capital program for safe neighborhood improvements.

PROPOSED ACTION:

The City Commission considers the attached Final Assessment Ordinance.

ATTACHMENT(S):

Exhibit 1 – Proposed Final Assessment Ordinance

Exhibit 2 – Three Islands Guardhouses & Traffic-Calming Project Special Assessment
Public Hearing Presentation

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Finance Director

Reviewed By: *Noemy Sandoval*
Noemy Sandoval
Assistant City Manager