



**FY 2026-27**

**BUDGET WORKSHOP**

**PROGRESS.INNOVATION.OPPORTUNITY**

**May 6, 2026**



# AGENDA

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- FY 2026–27 Budget Timeline
- Key Risks & External Factors
- Legislative Impacts – Fiscal Outlook
- Budget Strategy & Approach
- General Fund Major Cost Drivers
- Commission Priorities & Strategic Alignment

# FY 2026-27 BUDGET TIMELINE



# PREPARING TODAY FOR TOMORROW'S DECISIONS

## Property Tax Reform – FY 2026–27 Budget Context

- State-level discussions continue regarding potential reforms to Florida's property tax system
- No legislation has been enacted; proposals may advance to the November 2026 ballot
- Property taxes are a primary revenue source for core municipal services
- Potential fiscal impacts to municipalities are significant and require proactive planning
- FY 2026–27 planning emphasizes financial stability and operational flexibility

“Planning for uncertainty means addressing what we know – and being ready for what we don't”

# STATE LEGISLATIVE IMPACTS-FISCAL OUTLOOK

## Important Considerations:

- Estimates are based on 2025 tax roll data and proposed amendment language only
- No implementing legislation has been adopted to date
- Proposals do not impact school funding
- Proposals restrict the ability to reduce funding for public safety services
- Actual fiscal impacts may vary based on future legislative action

# HJR 203: ELIMINATION OF NON-SCHOOL PROPERTY TAX FOR HOMESTEADS

(Amended & Passed by Florida House of Representatives)

Proposes an amendment to the State Constitution to make homestead property exempt from all ad valorem taxation other than school district levies. Prohibits local governments from reducing total funding for law enforcement, firefighters, & other first responders.

Effective date would be January 1, 2027

	Hallandale Beach
Number of Homesteaded Properties	
Average Savings for Property Owner	8,201
Median Savings for Property Owner	\$2,754
	\$1,605
Total Taxes Levied	\$71,790,003
Total Taxes Levied if HJR 203 in Effect for 2025	<u>\$59,737,397</u>
Total Tax Dollar Impact of HJR 203	(\$12,052,606) (16.8% decrease)

## HJR 203: Estimates if Non-School Taxes are Eliminated for Homesteaded Properties

Taxing Authority	#Homesteads	Avg Saving s	Med Saving s	2025 Real Proper ty Taxable Value	Taxable Value Impact	2025 Real Property Taxable Value(HJR201)	Total Millage	Total Tax Impact	%Total Tax Impact
COUNTY COMMISSION	424,899	\$3,387	\$2,421	306,532,970,166	(110,277,037,656)	196,255,932,510	5.6658	(624,807,640.00)	-34.6%
COCONUT CREEK	13,590	\$2,472	\$2,134	6,265,837,666	(2,286,332,286)	3,979,505,380	6.8988	(15,772,949.00)	-35.4%
COOPER CITY	9,156	\$3,954	\$3,379	4,638,350,918	(2,913,490,498)	1,724,860,420	5.8450	(17,029,352.00)	-61.7%
CORAL SPRINGS	25,871	\$3,838	\$3,563	15,716,242,824	(7,189,329,724)	8,526,913,100	6.1891	(44,495,481.00)	-44.6%
DANIABEACH	5,726	\$2,075	\$1,485	6,499,380,044	(944,791,294)	5,554,588,750	6.0983	(5,761,621.00)	-11.9%
DAVIE	20,970	\$4,283	\$3,124	15,470,337,950	(6,855,312,640)	8,615,025,310	5.7975	(39,743,675.00)	-42.6%
DEERFIELD BEACH	18,092	\$2,225	\$1,449	11,594,484,660	(2,885,379,660)	8,709,105,000	6.1729	(17,811,160.00)	-23.7%
FORT LAUDERDALE	38,787	\$5,675	\$2,929	61,975,838,430	(18,359,984,580)	43,615,853,850	4.3499	(79,864,096.00)	-28.9%
HALLANDALE BEACH	8,201	\$2,754	\$1,605	9,087,942,334	(1,558,432,584)	7,529,509,750	7.7338	(12,052,606.00)	-16.8%
HILLSBORO BEACH	798	\$11,492	\$3,526	1,990,979,422	(815,783,852)	1,175,195,570	3.5000	(2,855,243.00)	-40.7%
HOLLYWOOD	31,379	\$3,336	\$2,292	25,633,986,256	(7,269,301,036)	18,364,685,220	7.9606	(57,867,998.00)	-26.6%
LAUD. BY THESEA	2,221	\$5,536	\$3,930	3,800,199,996	(1,055,442,956)	2,744,757,040	3.9000	(4,116,228.00)	-27.6%
LAUDERDALE LAKES	6,091	\$1,340	\$757	2,048,652,850	(485,635,790)	1,563,017,060	9.0910	(4,414,915.00)	-22.8%
LAUDERHILL	12,924	\$1,737	\$1,061	4,696,307,884	(1,377,587,364)	3,318,720,520	8.6210	(11,876,181.00)	-28.1%
LAZYLAKE	7	\$7,755	\$7,486	11,364,746	(3,853,366)	7,511,380	6.5000	(25,047.00)	-33.4%
LIGHTHOUSE POINT	3,591	\$8,287	\$4,472	4,057,840,094	(2,397,030,514)	1,660,809,580	4.6699	(11,193,893.00)	-58.6%
MARGATE	15,316	\$1,910	\$1,455	5,133,854,750	(1,930,873,490)	3,202,982,260	7.5378	(14,554,531.00)	-36.3%
MIRAMAR	27,740	\$3,311	\$2,958	15,585,860,234	(6,763,975,414)	8,821,884,820	7.1172	(48,140,566.00)	-42.0%
NORTH LAUDERDALE	7,070	\$1,736	\$1,246	2,593,293,778	(815,894,918)	1,777,398,860	7.4000	(6,037,622.00)	-30.3%
OAKLAND PARK	9,786	\$2,415	\$1,697	6,064,947,750	(1,705,705,390)	4,359,242,360	6.2089	(10,590,554.00)	-27.3%
PARKLAND	10,053	\$7,766	\$6,913	8,643,785,328	(6,555,729,728)	2,088,055,600	4.2979	(28,175,871.00)	-75.2%
PEMBROKE PARK	213	\$1,169	\$507	1,174,606,132	(16,700,212)	1,157,905,920	8.5000	(141,952.00)	-1.3%
PEMBROKE PINES	41,367	\$2,676	\$2,412	19,410,461,624	(8,910,255,274)	10,500,206,350	5.9552	(53,062,352.00)	-44.6%
PLANTATION	21,983	\$3,719	\$2,938	14,266,842,682	(6,017,120,162)	8,249,722,520	5.9710	(35,928,225.00)	-40.8%
POMPANO BEACH	22,711	\$2,976	\$1,948	22,102,183,432	(4,854,319,802)	17,247,863,630	5.6608	(27,479,333.00)	-21.0%
POMPANO BEACH EMS	22,711	\$2,976	\$1,948	22,102,183,432	(4,854,319,802)	17,247,863,630	0.5000	(2,427,160.00)	-21.0%
SEA RANCH LAKES	173	\$21,152	\$14,427	389,006,444	(266,381,154)	122,625,290	6.0000	(1,598,287.00)	-68.0%
SUNRISE	23,330	\$1,909	\$1,487	11,130,025,378	(3,175,737,358)	7,954,288,020	6.3562	(20,185,622.00)	-27.4%
SOUTHWEST RANCHES	2,168	\$8,056	\$5,284	2,691,452,832	(1,675,050,882)	1,016,401,950	3.9000	(6,532,698.00)	-60.5%
TAMARAC	22,250	\$1,833	\$1,398	6,634,207,814	(2,796,927,844)	3,837,279,970	7.0000	(19,578,495.00)	-40.3%
WEST PARK	2,913	\$1,850	\$1,187	1,126,292,452	(374,888,912)	751,403,540	7.9000	(2,961,622.00)	-32.4%
WESTON	14,899	\$4,967	\$4,060	12,747,432,706	(6,874,276,616)	5,873,156,090	3.3464	(23,004,079.00)	-53.0%
WILTON MANORS	3,247	\$4,232	\$3,326	2,436,019,220	(980,048,540)	1,455,970,680	6.3931	(6,265,548.00)	-39.5%
UNINCORPORATED	2,276	\$1,736	\$1,116	1,061,198,938	(305,198,768)	756,000,170	2.3353	(712,731.00)	-20.5%
COUNTY FIRE				1,061,198,938	(305,198,768)	756,000,170	2.6191	(799,346.00)	-20.5%

**These projections are being calculated as if the amendment was in effect for the 2025 tax year based on the plain wording of the amendment and no implementing bill language which could affect the savings estimate.**

# WHAT THIS MEANS FOR THE CITY



## “What This Means for Hallandale Beach”

- Revenue structure may shift, but service demands remain
- Public safety funding requirements limit flexibility
- Increased reliance on alternative revenues may be required
- Reinforces need for conservative budgeting and reserves

# OTHER LEGISLATIVE PROPOSALS

- HJR 205 – Elimination of Non-School Property Tax for Homestead Property for Persons Age 65 or Older
- HJR 209 – Property Insurance Relief Homestead Exemption of Non-School Property Tax
- HJR 211 – Accrued Save-Our-Homes Property Tax Benefit for Non-School Property Tax
- HJR 213 – Modification of Limitations on Property Assessment Increases

# FY 2026-27 BUDGET DEVELOPMENT GUIDELINES



- Resident Survey Results 2024 – Top Priorities
  - Traffic Flow
  - Stormwater Drainage
  - Appearance of City Streets, Medians, Facilities
- Commission Annual Action Plan (FY 2025-26) – Alignment with Commission priorities
- Strategic Plan – Focus on long-term goals

“Our budget is being built around three core drivers: resident priorities, Commission direction, and long-term financial sustainability.”

# FY 2026-27 APPROACH TO THE BUDGET

- Guidelines
  - Departments to identify **2-3% in operating expenditure reductions**
  - Identify one-time expenditures for long-term planning
    - *Minimize service impact* – Any cuts will not affect quality of service
    - *Align with priorities* – Strategic Plan; Commission Annual Action Plan
    - *Ensure sustainability* – Focus on long-term investments

# COMMISSION ANNUAL ACTION PLAN

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- Outlines the Commission's top priorities for the Year
- These priorities provide clear direction on where the City will focus its efforts and investments, signing with the City's five-year strategic plan
- Continue to integrate these priorities into the annual operating budget

# **\*FY 2026-27 GENERAL FUND MAJOR COST DRIVERS**

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The primary drivers of the FY 2026–27 budget are largely outside of the City’s direct control.

- Salaries & Benefits
- Broward Sheriff’s Office (BSO) Contract
- Tax Increment Financing (TIF) Payment
- Police & Fire Pensions
- Health Insurance
- General Liability Insurance
- Contribution to Transportation Fund
- Capital Projects
- Replacement Vehicles
- Renewal & Replacement

# CONTINUED CRITICAL IMPROVEMENTS

- Infrastructure Improvements – Utility Bond
  - \$72M Second Tranche
- Drainage Improvements
- Continued Sidewalk Improvements
- Continued Roadway Improvements
- Investments in Transportation
- Chaves Lake
- Electric Vehicle Facility
- Cemetery Investments

# PROTECTING WHAT WE HAVE BUILT

## Maintaining Momentum

- Significant progress has been achieved with critical initiatives underway
- No room for complacency
- Avoid squandering progress – we must stay the course

# FISCAL STABILITY – NOW AND IN THE FUTURE



- 5-Year Budget Plan
- Maintain Healthy Reserves
- Prioritize Spending
- Debt Management
- Long-Term Planning
- Public Investments that stimulate economic growth

