

1 EXHIBIT 1

2 RESOLUTION NO. 2026-_____

3 A RESOLUTION OF THE CITY OF HALLANDALE BEACH, FLORIDA,
4 RELATING TO THE CITY'S STORMWATER UTILITY FEES; PROVIDING
5 FOR COLLECTION OF SUCH STORMWATER UTILITY FEES AS NON-AD
6 VALOREM ASSESSMENTS ON THE ANNUAL PROPERTY TAX BILL;
7 ESTIMATING THE STORMWATER MANAGEMENT SERVICE COST TO BE
8 FUNDED BY THE NON-AD VALOREM ASSESSMENTS IN THE FISCAL
9 YEAR COMMENCING OCTOBER 1, 2026; DESCRIBING THE METHOD OF
10 CALCULATING THE STORMWATER NON-AD VALOREM ASSESSMENTS;
11 DIRECTING PREPARATION OF A PRELIMINARY NON-AD VALOREM
12 ASSESSMENT ROLL; ESTABLISHING A PUBLIC HEARING TO
13 CONSIDER COLLECTION OF THE STORMWATER UTILITY FEES AS
14 NON-AD VALOREM ASSESSMENTS; DIRECTING THE PROVISION OF
15 NOTICE AND CERTAIN OTHER MATTERS IN CONNECTION THEREWITH;
16 AND PROVIDING AN EFFECTIVE DATE.

17 BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF HALLANDALE
18 BEACH, FLORIDA, AS FOLLOWS:

19 ARTICLE I
20 DEFINITIONS AND FINDINGS

21
22 SECTION 1.01. AUTHORITY. This Resolution is adopted pursuant to Sections
23 166.021, 166.041 and 403.0893, Florida Statutes, the Uniform Assessment Collection Act,
24 and other applicable provisions of law, and the Assessment Ordinance.

25 SECTION 1.02. DEFINITIONS. Capitalized terms not otherwise defined herein
26 shall have the meanings set forth in the Assessment Ordinance. In addition, the following
27 terms shall have the following meanings:

28 "Assessment Coordinator" means the City Manager or such person's designee.

29 "Assessment Ordinance" means Chapter 10, Article IV, "Special Assessments,"
30 Section 10-101 through and including Section 10-130 of the City Code, as amended, or its
31 successor in function.

32 "City" means the City of Hallandale Beach, Florida, or, as the context requires, it's City
33 Commission.

34 "City Clerk" means the official custodian of all City records and papers of an official
35 character, or any deputy, interim or acting clerk.

36 "City Commission" means the City Commission of the City of Hallandale Beach,
37 Florida.

38 "City Manager" means the administrative and executive head of the City.

39 "Class Code" means the class or usage code assigned to each Tax Parcel by the
40 Property Appraiser or by the Assessment Coordinator after verification and/or field research.

41 "Collection Costs" means the costs and expenses budgeted, incurred or contracted
42 for by the City during any Fiscal Year in connection with annual administration and collection
43 of the Assessments including but not limited to any service charges of the Tax Collector or
44 Property Appraiser pursuant to the Uniform Assessment Collection Act and amounts
45 necessary to off-set any applicable statutory discounts for the early payment of ad valorem
46 taxes and non-ad valorem assessments.

47 "Debt Obligation" means a bond, note, loan or any other form of debt obligation issued
48 or incurred by the City to finance Stormwater Improvements.

49 "Developed Parcel" means a Tax Parcel developed entirely or in part with Impervious
50 Area.

51 "Development" means the process or result of construction, reconstruction, site
52 improvement, installation of improvements, establishment of a temporary or accessory use
53 or structure, or other modification to land or a body of water.

54 "Dwelling Unit" means a dwelling unit serving as a single unit of residential living
55 space, including a single detached residence, a townhome, condominium, apartment or
56 mobile home unit.

57 "Equivalent Residential Unit" or "ERU" means the Assessment Unit approved
58 hereunder for purposes of calculating the Stormwater Service Assessment for each Assessed
59 Parcel. As further described in Section 3.03 hereof, one ERU is equal to 958 square feet.

60 "Exempt Parcels" means property expressly exempted from collection of the City's
61 stormwater utility fee as a non-ad valorem assessment hereunder.

62 "Final Assessment Ordinance" means the ordinance considered at the public hearing
63 established under Section 2.04 hereof which shall confirm, modify or repeal this Initial
64 Assessment Resolution and which shall be the final proceeding for collection of the City's
65 stormwater utility fees as non-ad valorem assessments.

66 "Fiscal Year" means the period commencing on October 1 of each year and continuing
67 through the next succeeding September 30, or such other period as may be prescribed by
68 law as the fiscal year for the City.

69 "Fiscal Year 2026-27" means the Fiscal Year commencing October 1, 2026.

70 "Government Parcels" means Tax Parcels owned by the United States of America,
71 the State of Florida, a sovereign state or nation, a county, a special district, a municipal
72 corporation, or any of their respective agencies or political subdivisions.

73 "Impervious Area" means hard surfaced areas resulting from Development which
74 either prevent or severely restrict the entry of water into the soil mantle and/or cause water to
75 run off the surface in greater quantities or at an increased rate of flow from that present under
76 natural conditions prior to Development. Impervious Areas include, but are not limited to,

77 rooftops, sidewalks, pavement, walkways, patio areas, driveways, parking lots, tennis courts,
78 athletic courts, swimming pools with impervious bottoms, storage areas, and other hard
79 surfaces which similarly affect the natural infiltration and runoff pattern which existed prior to
80 Development.

81 "Initial Assessment Resolution" means this Resolution.

82 "Non-Residential Parcels" means Tax Parcels other than Residential Parcels.

83 "NPDES" means the National Pollution Discharge Elimination System.

84 "Property Appraiser" means the Broward County Property Appraiser.

85 "Rate Study" means the "City of Hallandale Beach, FL Stormwater Fee Study" dated
86 June 2026 prepared by Stantec Consulting Services, Inc..

87 "Residential Parcels" means Tax Parcels assigned a Class Code indicative of
88 residential use, or otherwise improved with Dwelling Units including single family residential
89 parcels, multifamily parcels, and parcels improved with duplexes, triplexes and the like,
90 townhomes, condominium units and mobile homes.

91 "Stormwater" means the flow of water which results from, and which occurs following,
92 a rainfall event.

93 "Stormwater Improvement" means land, capital facilities, and improvements acquired
94 or provided to detain, retain, convey, or treat Stormwater.

95 "Stormwater Management Service Cost" means the estimated amount for any Fiscal
96 Year of all expenditures and reasonable reserves that are properly attributable to Stormwater
97 Management Service provided under generally accepted accounting principles. In the event
98 the City also imposes an impact fee upon new growth or development for stormwater related
99 capital improvements, the Stormwater Management Service Cost shall not include costs
100 attributable to capital improvements necessitated by new growth or development which were
101 included in the computation of such impact fee or which are otherwise funded by such impact
102 fee.

103 "Stormwater Management Services" means the services, facilities, improvements and
104 programs provided by the Stormwater Utility and by the Stormwater Service Assessments as
105 contemplated by Section 30-244 of the Stormwater Utility Fee Ordinance. Such services may
106 include but are not limited to (a) stormwater management services, (b) operation and
107 maintenance of the Stormwater Management System, (c) project costs for approved
108 improvements to the Stormwater Management System, (d) administrative costs associated
109 with the management of the Stormwater Utility, (e) costs required for the City to comply with
110 the NPDES stormwater permit requirements, (f) debt service for Debt Obligations issued to
111 finance Stormwater Improvements, (g) funding of studies associated with the planning of the
112 stormwater related infrastructure, (h) equipment and consumables, (i) billing and collection of
113 Stormwater Service Assessments, including customer information services and reserves for
114 statutory discounts, (j) permitting, inspecting, and reviewing of plans,; and (k) legal,
115 engineering, and other consultant services.

116 "Stormwater Assessment Roll" or "Assessment Roll" means the non-ad valorem
117 assessment roll created pursuant to Section 2.02 hereof that includes a summary description
118 of each Tax Parcel subject to Stormwater Service Assessments, the name of the owner of
119 each Tax Parcel as shown on the Tax Roll, and the number of Equivalent Residential Units
120 attributed to each Tax Parcel. References herein to the term "Assessment Roll" shall include,
121 as the context requires, any electronic spreadsheet or database maintained by the City
122 containing a list of Assessed Parcels, the current principal balance imposed against such
123 parcels and other related information, as well as the "non-ad valorem assessment roll"
124 contemplated by the Uniform Assessment Collection Act which is certified to the Tax Collector
125 for collection of annual installments of the Assessments in accordance therewith.

126 "Stormwater Service Assessment" or "Assessment" means the City's stormwater utility
127 fee collected as a non-ad valorem assessment hereunder to fund the Stormwater
128 Management Service Cost.

129 "Stormwater Utility Fee Ordinance" means Chapter 30, "Utilities," Article V,
130 "Stormwater Management Utility," of the City Code, as amended, or its successor in function.

131 "Stormwater Utility System" means the appurtenances, facilities, equipment, and
132 services, including Stormwater Management Service and Stormwater Improvements,
133 necessary for the collection, treatment, storage, and conveyance of storm and surface waters.

134 "Tax Collector" means the Broward County Tax Collector.

135 "Tax Parcel" means a parcel of property to which the Property Appraiser has assigned
136 a distinct ad valorem property tax identification number.

137 "Tax Roll" means the real property ad valorem tax assessment roll maintained by the
138 Property Appraiser for the purpose of the levy and collection of ad valorem taxes.

139 "Undeveloped Parcel" means a Tax Parcel which contain no Impervious Area.

140 "Uniform Assessment Collection Act" means Section 197.3632, Florida Statutes, or
141 any successor statute authorizing the levy, imposition, collection and enforcement of non-ad
142 valorem assessments on the same bill as ad valorem taxes, and any applicable regulations
143 promulgated thereunder.

144 **SECTION 1.03. INTERPRETATION.** Unless the context indicates otherwise,
145 words importing the singular number include the plural number, and vice versa; the terms
146 "hereof," "herein," "hereto," "hereunder" and similar terms refer to this Resolution; and the
147 term "hereafter" means after, and the term "heretofore" means before the effective date of
148 this Resolution. Words of any gender include the correlative words of the other gender, unless
149 the sense indicates otherwise.

150 **SECTION 1.04. FINDINGS.** It is hereby ascertained, determined and declared
151 that:

152 (A) Pursuant to Article VIII, Section 2(b) of the Florida Constitution, and Sections
153 166.021 and 166.041, Florida Statutes, the City Commission has all powers of local self-

154 government to perform municipal functions except when prohibited by law and such powers
155 may be exercised in the form of City ordinances and resolutions.

156 (B) Section 403.0893, Florida Statutes, authorizes cities to create stormwater
157 utilities and adopt stormwater utility fees sufficient to plan, construct, operate, and maintain
158 stormwater management systems, and provides that cities may use the non-ad valorem levy
159 and collection method authorized by the Uniform Assessment Collection Act, pursuant to
160 which such utility fees may be collected on the annual property tax bill as non-ad valorem
161 assessments.

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163 (C) The City imposed stormwater utility fees in accordance therewith, though such
164 fees have historically been collected by direct billing on the monthly utility bills administered
165 by the City.

166
167 (D) The City is now considering collection of the stormwater utility fees as non-ad
168 valorem assessments pursuant to the Uniform Assessment Collection Act which sets forth a
169 uniform procedure for the collection of non-ad valorem assessments on the same bill as
170 annual property taxes.

171
172 (E) Use of the uniform collection method authorized by the Uniform Assessment
173 Collection Act is more fair, efficient, accountable and cost-effective, reduces costs otherwise
174 incurred by the City in billing and administering the stormwater utility fees, and increases
175 collection rates relative to other collection methods.

176
177 (F) The Assessment Ordinance sets forth the process by which the City may
178 approve and adopt non-ad valorem assessments and collect such assessments on the
179 annual property tax bill.

180
181 (G) The City Commission has considered the Rate Study and recommendations
182 set forth therein regarding revenue sufficiency, calculation method, and collection of the
183 stormwater utility fees as non-ad valorem assessments on the annual property tax bill.

184 (H) The City's Stormwater Utility System provides for the systematic management
185 of stormwater runoff in the community, which is primarily driven through the quantity and
186 quality of Stormwater delivered to the system during and after rainfall events. Properties
187 within the City receive a special benefit from the Stormwater Management Services provided
188 by the City through annual operation, maintenance, and repairs of the Stormwater Utility
189 System.

190 (I) The Stormwater Utility System serves the property base of the City by receiving
191 runoff from Developed Parcels and the roadway network during storm events, performing
192 water quality activities, and conveying the Stormwater to receiving bodies. This critical
193 function provides for the protection of property during adverse storm events that can cause
194 flooding and maintains clear and passable roads so that parcels are both accessible and
195 usable. All of this results in enhanced property and rental value, marketability, and integrity
196 of the property.

197 (J) The City Commission hereby finds and determines that calculation of the
198 Stormwater Service Assessments in the manner set forth herein, and collection of the City's

199 stormwater utility fees as non-ad valorem assessments pursuant to the Uniform Assessment
200 Collection Act, provide an equitable method of funding the Stormwater Management Service
201 Cost by fairly and reasonably allocating such cost among real property specially benefitted
202 by the City's provision of Stormwater Management services.

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206 **ARTICLE II**
207 **NOTICE AND PUBLIC HEARING**

209 **SECTION 2.01. STORMWATER MANAGEMENT SERVICE COST FOR**
210 **FISCAL YEAR 2026-27.** The estimated Stormwater Management Service Cost for Fiscal
211 Year 2026-27 is \$7,312,259. Proceeds of the Stormwater Service Assessments
212 contemplated herein shall fund such Stormwater Management Service Cost. Any additional
213 costs incurred by the City in providing Stormwater Management Services in such Fiscal Year
214 shall be funded by other legally available revenues of the City.

215 **SECTION 2.02. NON-AD VALOREM ASSESSMENT ROLL.**

216 (1) The Assessment Coordinator is hereby authorized to direct and facilitate
217 preparation of the preliminary Assessment Roll for Fiscal Year 2026-27, in the manner
218 provided herein. The Assessment Roll shall include all Tax Parcels within the City which are
219 not otherwise exempted from payment of the Assessments hereunder.

220 (2) The non-ad valorem assessments included on such preliminary Assessment
221 Roll shall be computed and allocated among the Assessed Parcels, in accordance with the
222 methodology adopted in Article III hereof.

223 (3) The Assessment Roll shall be maintained on file in the offices of the City Clerk
224 and open to public inspection. The foregoing shall not be construed to require that the
225 Assessment Roll be in printed form if the amount of the Assessment for each Tax Parcel can
226 be determined by use of a computer terminal or internet access available to the public.

227 **SECTION 2.03. PUBLIC HEARING.** A public hearing will be conducted by the
228 City Commission at 5:30 p.m. on September 14, 2026, at the Hallandale Beach Commission
229 Chambers, 400 S. Federal Highway, Hallandale Beach, FL 33009 to consider enactment and
230 adoption of the Final Assessment Ordinance which will confirm, modify or repeal the terms of
231 this Initial Assessment Resolution and approve collection of the City's stormwater utility fees
232 as non-ad valorem assessments for Fiscal Year 2026-27. In the event such Final
233 Assessment Ordinance is not enacted and adopted, such stormwater utility fees will continue
234 to be collected by the City through direct billing.

235 **SECTION 2.04. NOTICE BY PUBLICATION.** The Assessment Coordinator
236 shall publish once in a newspaper of general circulation within the City a notice stating that a
237 public hearing of the City Commission will take place at the time and place established in
238 Section 2.03 hereof to consider collection of the stormwater utility fees as non-ad valorem
239 assessments and the proposed assessment rates for Fiscal Year 2026-27. Such publication
240 shall occur at least 20 calendar days prior to the public hearing and shall conform to the
241 requirements of the Uniform Assessment Collection Act and the Assessment Ordinance.

242 **SECTION 2.05. NOTICE BY MAIL.** In addition to the published notice required
243 by Section 2.04 hereof, the Assessment Coordinator shall provide notice of the public hearing
244 and proposed Assessment by first class mail to the owner of each parcel of property subject
245 to the Assessments. The mailed notice shall conform to the requirements of the Uniform
246 Assessment Collection Act and the Assessment Ordinance, and may be effectuated through
247 the Truth in Millage or "TRIM" notice mailed by the Property Appraiser.

248 **ARTICLE III**
249 **STORMWATER SERVICE ASSESSMENTS**

251 **SECTION 3.01. STORMWATER SERVICE ASSESSMENT AREA.** For
252 purposes of Section 10-105 of the Assessment Ordinance, the "Assessment Area" for the
253 Stormwater Service Assessments contemplated herein shall include all of the incorporated
254 area within the boundaries of the City of Hallandale Beach, Florida.

255 **SECTION 3.02. IMPOSITION OF STORMWATER SERVICE ASSESSMENTS.**
256 Stormwater Service Assessments shall be imposed against property located within the City,
257 the annual amount of which shall be computed for each Tax Parcel in accordance with this
258 Article III. When imposed, the Assessment for each Fiscal Year shall constitute a lien upon
259 Assessed Parcels as provided in the Assessment Ordinance.

260 **SECTION 3.03. APPORTIONMENT METHODOLOGY.**

261 (A) The Rate Study, incorporated herein by reference, is hereby approved and
262 adopted. The apportionment method based upon Equivalent Residential Units as described
263 in the Rate Study is fair and reasonable and is hereby approved and adopted as the
264 apportionment method for the Stormwater Service Assessments.

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266 (B) In accordance therewith, one (1) ERU is defined as 958 square feet.

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268 (C) Each Residential Parcel shall be attributed one (1) ERU per Dwelling Unit.

269
270 (D) The number of ERU's attributed to each Non-Residential Parcel shall be
271 calculated as follows:

$$\frac{\text{Total Impervious Area (in sq. ft.)}}{1 \text{ ERU (958 sq. ft.)}} = \text{Number of ERU's}$$

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273
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275 (E) Undeveloped Parcel shall not be attributed ERUs, shall not be included on the
276 Stormwater Assessment Roll and shall not be subject to a Stormwater Service Assessment
277 hereunder. The determination of whether a Tax Parcel is Undeveloped Parcel shall be made
278 using best available data prior to adoption of the Final Assessment Ordinance or any
279 ordinance or resolution approving the Stormwater Assessment Roll for future Fiscal Years
280 (e.g. Property Appraiser information, aerial images or data deemed reliable by the City or its
281 consultants.)

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283 (F) Based upon such methodology, there are currently a total 50,237 ERUs in the
284 City.

285
286 (G) The rate of the Stormwater Service Assessment for Fiscal Year 2026-27 shall
287 be determined by dividing the Stormwater Management Service Cost for Fiscal Year 2026-
288 27 (\$7,312,259) by the total number of ERUs in the City (50,237). Accordingly, the
289 Assessment rate of \$145.56 per ERU shall be utilized by the Assessment Coordinator in
290 preparing the Stormwater Service Assessment Roll for Fiscal Year 2026-27. Such rate
291 includes Collection Costs.
292

293 (H) It is hereby ascertained, determined, and declared that the method of
294 determining the Stormwater Service Assessments as set forth in the Rate Study and
295 proposed by this Initial Assessment Resolution is a fair and reasonable method of
296 apportioning the Stormwater Management Service Cost among Assessed Parcels.

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298 **SECTION 3.04. EXEMPT PARCELS.**

299 (A) Certain Tax Parcels within the City are not subject to the stormwater utility fees
300 imposed by the City pursuant to the Stormwater Utility Fee Ordinance. Such parcels
301 comprise Exempt Parcels hereunder and shall not be included on the Stormwater
302 Assessments Roll. Such Exempt Parcels include the following as indicated by the property
303 usage codes applied by the Property Appraiser or as otherwise determined by the
304 Assessment Coordinator through visual inspection:

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306 (1) Rights of way.
307 (2) Lakes and submerged land.
308 (3) Boat slips.
309 (4) Undeveloped Parcel
310 (5) Parcels used solely for lift station or other utility purposes.

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312 (B) The stormwater utility fees for Government Parcels shall continue to be direct
313 billed, shall not be collected as non-ad valorem assessments hereunder and shall not be
314 included on the Stormwater Assessment Roll.

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316 **SECTION 3.05. APPLICATION OF ASSESSMENT PROCEEDS.** Proceeds
317 derived by the City from the Stormwater Service Assessments shall be deposited to the
318 stormwater utility enterprise fund established by Section 30-244 of the Stormwater Ordinance
319 and used to pay the Stormwater Management Service Cost for Fiscal Year 2026-27, including
320 the payment of debt service on Debt Obligations issued by the City to finance Stormwater
321 Improvements. In the event there is any balance of the Stormwater Service Assessment
322 proceeds remaining at the end of Fiscal Year 2026-27, such balance shall be carried forward
323 and used only to fund stormwater related services, facilities, improvements and programs.

324 **SECTION 3.06 COLLECTION OF ASSESSMENTS.** Stormwater Service
325 Assessments shall be collected pursuant to the Uniform Assessment Collection Act unless
326 otherwise determined by the Council.

327
328 **SECTION 3.07. ADJUSTMENTS.** Any requests for adjustments to the
329 Stormwater Service Assessments shall be submitted and addressed pursuant to Section 30-
330 242 of the Stormwater Utility Fee Ordinance, under the same terms and conditions applicable
331 to stormwater utility fees as set forth therein, to the Stormwater Service Assessments
332 contemplated hereunder.

333 **ARTICLE IV**
334 **GENERAL PROVISIONS**

335 **SECTION 4.01. CONFLICTS.** All resolutions or parts of resolutions in conflict
336 herewith are hereby repealed to the extent of such conflict.

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SECTION 4.02. SEVERABILITY. If any provision of this Resolution or the application thereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of this Resolution that can be given effect without the invalid provision or application, and to this end the provisions of this Resolution are declared to be severable.

SECTION 4.03. ALTERNATIVE METHOD. This Resolution shall be deemed to provide an additional and alternative method for the doing of the things authorized hereby and shall be regarded as supplemental and additional to other powers conferred by law, and shall not be regarded as in derogation of any powers now existing or which may hereafter come into existence. This Resolution, being necessary for the health, safety and welfare of the inhabitants of the City, shall be liberally construed to effectuate the purposes hereof.

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353 **SECTION 4.04. EFFECTIVE DATE.** This Resolution shall become effective
354 immediately upon adoption.

355 APPROVED AND ADOPTED this 22nd day of June, 2026.

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JOY F. COOPER
MAYOR

363 ATTEST:
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JENORGEN GUILLEN
CITY CLERK

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371 APPROVED AS TO LEGAL SUFFICIENCY
372 AND FORM

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376 JENNIFER MERINO
377 CITY ATTORNEY

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