



City of Hallandale Beach

Three Islands Guardhouse & Traffic Calming Project Special Assessment Public Hearing

June 18, 2025





Today's Agenda

Background
Project Budget
Special Assessment Breakdown
Implementation Timeline
Action Items
Public Outreach
Q&A

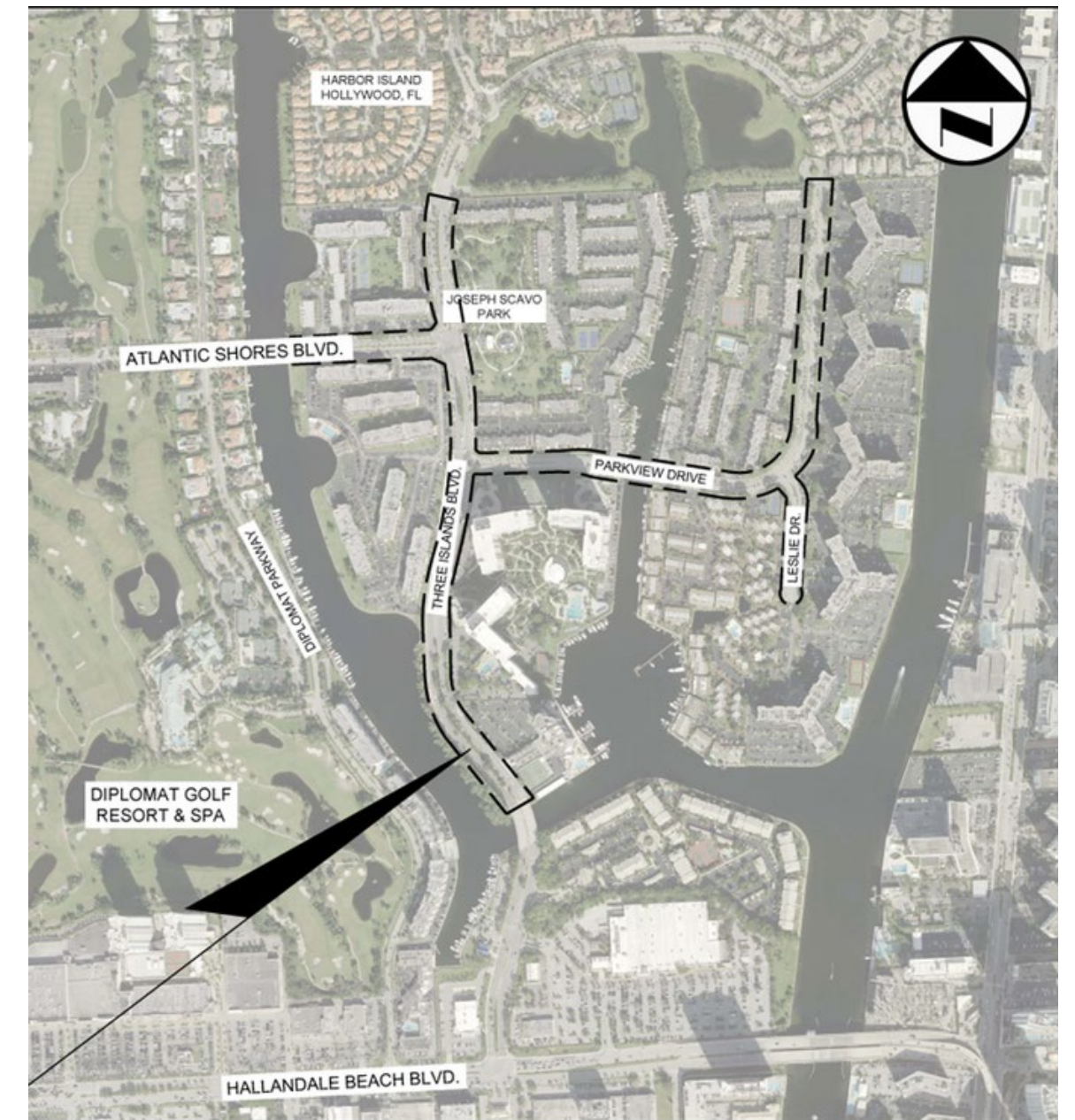
Background

Why are we here today?

- To describe the Three Islands Guardhouses & Traffic -Calming Capital Program
- Commission decision regarding imposition of a City -imposed special assessment
- Process can be replicated for other areas with similar capital programs (e.g. Golden Isles)

District Snapshot

- Improvement Project is concentrated along Major Access Roadways in Three Islands used by residents of Nearly every building, home or dock.



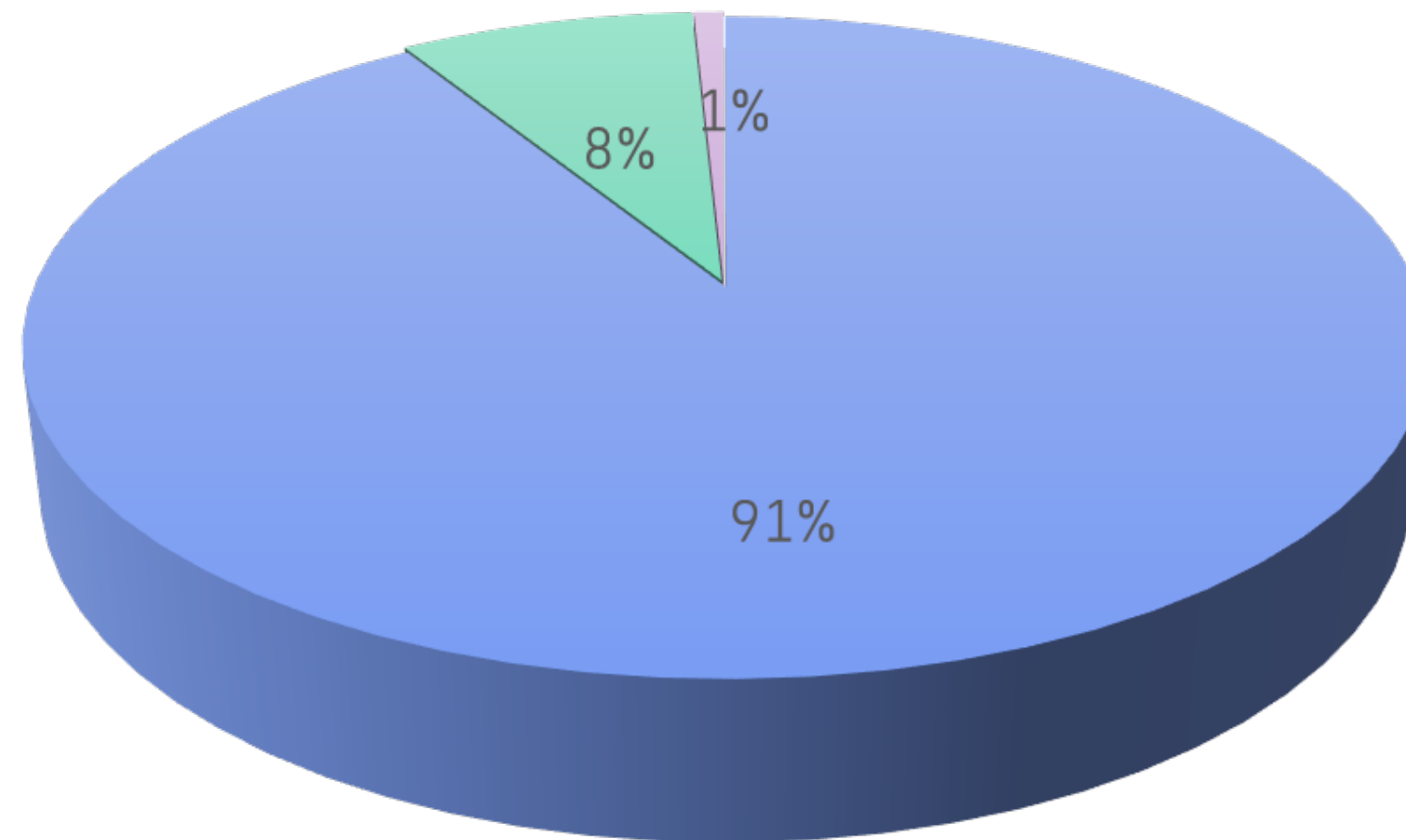
PROJECT LOCATION MAP

NTS

Background (cont.)

District Snapshot (Updated)

- 4,113 Tax Folios, 116 of Which are non -assessable, Tax Exempt, or Pay No Taxes Due to Various Homestead Benefits.



■ Condominium ■ Single Family/Townhomes ■ Boat Docks

Background (cont.)

Tax Exempt Folios

Primary Exemption	# of Folios	Extent of Exemption
Municipal	3	Mandatory Fully Exempt
Condominium Common Area	13	Mandatory Fully Exempt
Disabled Veteran	8	Discretionary Fully Exempt
Widowed Person	21	City & County Only
Disability	4	City & County Only
Low Income Long Term Residency Senior	31	City & County Only
Total Folios	80	

City Commission previously approved 64 folios for discretionary exemption from the Special Assessment.



Background (cont.)

Potential Contributions to Special Assessment

- **\$1,100,000 Contribution from the Three Islands Safe Neighborhood District (the District)**
 - As of September 30, 2024, the District held reserves totaling \$1,507,445.
 - At the May 21, 2025, City Commission Meeting, the Initial Assessment Resolution was amended and adopted, and City Staff was directed to model a \$1,100,000 contribution as a potential offset.
 - Projected reserves as of September 30, 2025, were estimated at approximately \$1.6 million during this presentation.
- **\$55,160 additional Contribution from the City General Fund will be required to offset the 64 discretionary exempt folios.**
 - City Contribution will be included in a future budget amendment.
- **Additional surpluses in the District noted in future years may be used to offset future assessment payments (Year 2 -5).**
- **Final Assessment Resolution will require an amendment to incorporate the total of the amounts above.**



Project Budget

Preliminary Budget

Project Task	Budget	Notes
Estimated Construction Cost	\$4,083,965	
Contingency (10%)	408,397	Estimated Consruction Cost is from Oct 2024
Other Costs/Outreach	45,138	
Cost Apportionment Methodology Work	25,000	Required per FL Statute
Financial Advisor	12,500	
Legal Cost	25,000	Debt issuance cost if loan is needed.
Total Project Budget	\$4,600,000	



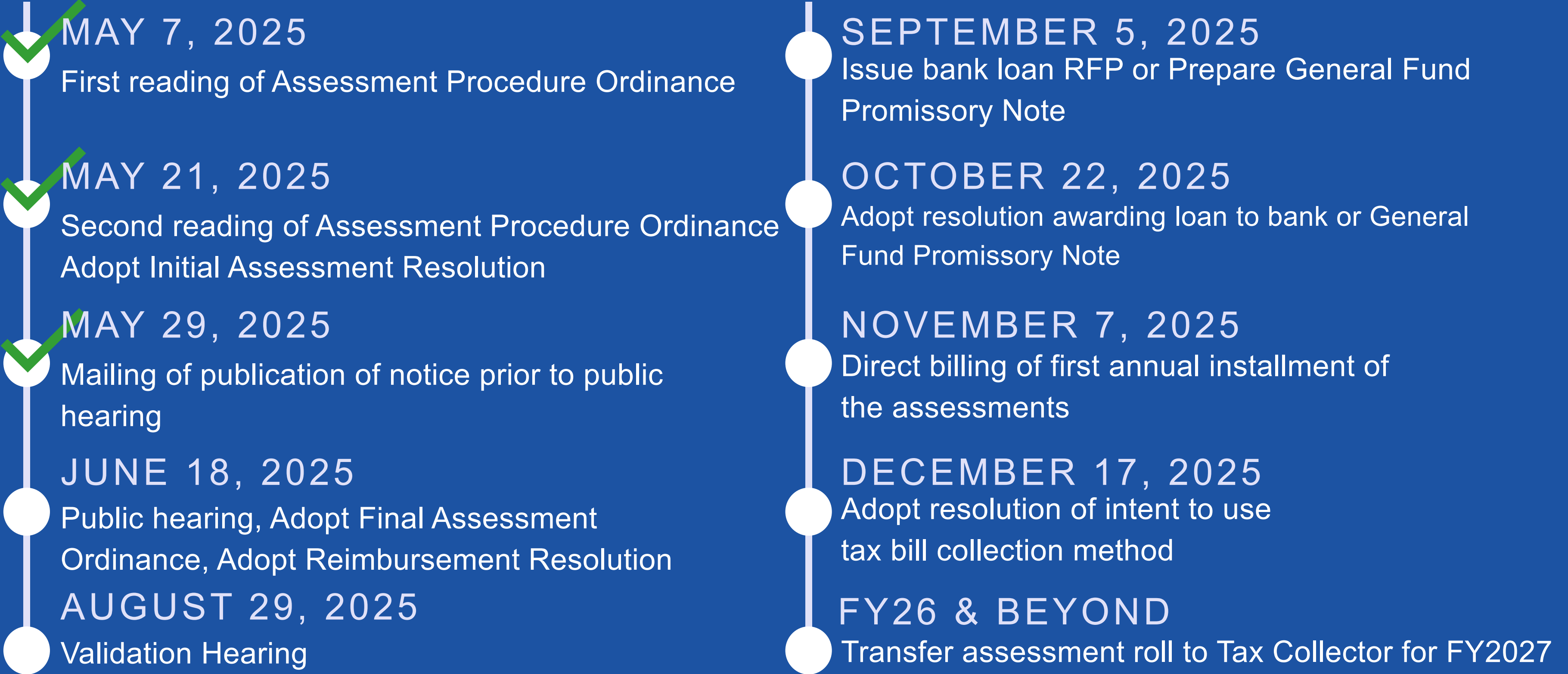
Special Assessment Breakdown

\$1.1M District Contribution w/ Discretionary Exempt Folios

Project Budget	\$4,600,000
Less District Contribution	-1,100,000
Net Capital Project Cost	\$3,500,000
# of Assessable Folios	4,061
# of Folios Exempted by City	64
City Contribution for Exempted Folios	\$55,159.04
Base Assessment per Folio	\$861.86
Assessment per Folio per Tax Year	\$193.60
Collections Costs	\$14.57
Total Payment per Folio per Tax Year	\$208.17

Implementation Timeline


Major Deliverables





Action Items

Commission Actions Requested Tonight

- **Adopt Final Assessment Ordinance – Second Reading**
 - Confirms final assessment rates and methodology
 - Approves the assessment roll for FY 2026
 - Authorizes billing and collection, including transition to tax roll in FY 2027
 - **Adopt Bond/Note Authorization Resolution (Includes Reimbursement Intent)**
 - Establishes borrowing ceiling and authorizes legal validation
 - Allows future flexibility for interfund or external financing if needed
 - Enables reimbursement of General Fund advance using special assessment revenue
 - Preserves eligibility for future financing reimbursement
 - **Direct Staff on Next Deliverables**
 - Finalize mailed invoices to property owners for billing of first installment of assessment
 - Initiate validation process (as authorized) through bond counsel
 - Begin procurement steps for construction to maintain project timeline
 - Prepare updated funding strategy if external loan is pursued
 - Implement steps for FY 2027 tax roll integration
- 



Public Outreach

Additional Public Outreach Prior to June 18 Hearing

In addition to all legally mandated public notices, the City implemented a focused and accelerated outreach plan to ensure every affected property owner was informed and able to participate:

- **Mailed Outreach Postcard:**
6x9 postcard with project overview and QR code to the detailed online information page, sent to all affected property physical addresses.
- **Online Information Hub:**
Landing page featuring FAQs, project concepts, assessment details, and key dates—continuously updated as additional questions and feedback were received.
- **Expanded Resident Support:**
Enhanced phone and email response with a dedicated email address to assist with questions about the assessment, exemptions, and payment options.
- **Multi-Channel Communication:**
Information distributed via the City’s email newsletter, website, and official social media channels.

Despite the compressed timeline driven by statutory deadlines, the City’s goal was to increase resident awareness, transparency, and opportunities for input above minimum legal requirements.



Public Outreach

Additional Public Outreach Prior to June 18 Hearing

THREE ISLANDS PROPOSED SPECIAL ASSESSMENT



Scan for more info or visit
<https://bit.ly/threeislandsassessment>



Questions?

Thank You