



City of Hallandale Beach City Commission Agenda Cover Memo

Meeting Date:	File No.:	Item Type:	1 st Reading	2 nd Reading	
6/22/2026	26-223	<input checked="" type="checkbox"/> Resolution <input type="checkbox"/> Ordinance <input type="checkbox"/> Other	Ordinance Reading	N/A	N/A
			Public Hearing	<input type="checkbox"/>	<input type="checkbox"/>
			Advertising Required	<input type="checkbox"/>	<input 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 Required:	P.O. Required:	RFP/RFQ/Bid Number:	Sponsor Name:	Department:	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	N/A	Geovanne Neste, Finance Director	Finance Department	
Strategic Plan Focus Areas:					
<input checked="" type="checkbox"/> Fiscal Stability	<input checked="" type="checkbox"/> Resident Services	<input type="checkbox"/> Public Safety	<input checked="" type="checkbox"/> Infrastructure & Mobility	<input type="checkbox"/> Economic Development & Affordable Housing	
Implementation Timeline:					
Estimated Start Date: 6/22/2026			Estimated End Date: 9/30/2026		

SHORT TITLE:

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

STAFF SUMMARY:

Summary:

This resolution begins the formal process to create a non- ad valorem special assessment for stormwater management, starting in FY 2027. It identifies the properties that will be assessed, explains how the cost will be shared among property owners, sets the highest amount that may be charged per property for FY 2027, and schedules a public hearing on September 14, 2026, where property owners may comment before the City Commission makes a final decision. It also directs City staff to prepare the assessment roll and to mail and publish the required notices.

Background:

The City of Hallandale Beach is authorized under Article VIII of the Florida Constitution, Chapter 166, Florida Statutes, and Section 403.0893, Florida Statutes, to build, operate, and maintain a stormwater management system and to charge property owners for the cost of that system. The City's Stormwater Management Program was created on April 17, 1992, by Ordinance 92- 07. Since then, the program has been paid for through a monthly stormwater fee on the City's utility bill. In FY 2026 that fee is \$10.79 per month for each Equivalent Residential Unit (ERU), where one ERU equals 958 square feet of impervious area.

On December 3, 2025, the City Commission adopted Resolution 2025- 159, stating the City's intent to begin using the uniform method of collecting non- ad valorem assessments under Section 197.3632, Florida Statutes, for stormwater costs starting in FY 2027. That resolution was sent to the Broward County Property Appraiser, the Broward County Tax Collector, and the Florida Department of Revenue, and the required public notice was published. Adopting that resolution preserved the City's ability to put the stormwater charge on the property tax bill beginning with the November 2026 tax bill.

After the Resolution of Intent was adopted, the City hired a rate consultant to complete the financial and rate- design analysis needed to convert the existing utility fee into a defensible special assessment. The consultant's work included a long- range financial forecast, a review of the City's capital improvement plan, verification of impervious- area data for non- residential properties, a comparison of stormwater rates in peer cities, and development of the apportionment methodology for residential and non- residential properties. The City also engaged outside counsel to serve as assessment counsel and to prepare the legal documents required for the uniform method, including this Initial Assessment Resolution, the Final Assessment Ordinance, and the form of the statutory notices.

On May 20, 2026, the rate consultant presented the Stormwater Fee Study Recommendations to the City Commission. The study identified approximately \$101 million in stormwater capital projects from FY 2026 through FY 2032, including new trunk lines to increase system capacity, citywide swale improvements, and retention- lake dredging. It recommended a 10% revenue increase in FY 2027, followed by 12% annual revenue increases thereafter, combined with cash funding of a portion of the capital program to maintain debt- service coverage and preserve borrowing capacity. The study also recommended moving the stormwater charge from the monthly utility bill to the

property tax bill and updating the non- residential rate to be based on each property's measured impervious area.

Current Situation:

To stay on schedule for FY 2027 implementation, the next required step is for the City Commission to adopt this Initial Assessment Resolution. Under Section 197.3632(4), Florida Statutes, before assessments can be placed on the property tax bill, the City must (1) adopt the assessment roll at a public hearing held between January 1 and September 15, and (2) provide first- class mailed notice and published notice to all affected property owners at least 20 days before that public hearing. This Initial Assessment Resolution is the procedural step that authorizes preparation of the assessment roll, fixes the maximum assessment rate that will appear on the mailed notice, and sets the date, time, and place of the public hearing.

The attached Initial Assessment Resolution does the following:

- Describes the assessment area, which covers all developed properties within the corporate limits of the City of Hallandale Beach, and identifies the parcels that will be assessed.
- Establishes the cost-apportionment methodology based on Equivalent Residential Units (ERUs), with one ERU equal to 958 square feet of impervious area.
- Applies one ERU per dwelling unit for single-family homes, townhomes, condominiums, multi-family units, duplexes, and mobile homes for FY 2027, which keeps the residential rate structure consistent with how the fee has been charged on the utility bill.
- Applies a measured-impervious-area rate to all non-residential properties (commercial, industrial, institutional, and public properties), calculated as the rate per ERU multiplied by the property's measured impervious area divided by 958 square feet. This replaces the older method that used broad impervious factors by property type.
- Sets the maximum FY 2027 rate at \$145.56 per ERU annually (\$12.13 per month), which reflects the recommended 10% revenue adjustment and recovers the gross revenue requirement of \$6,898,357, including statutory allowances for the 4% early-payment discount and the 2% Tax Collector and Property Appraiser administrative charges.
- Directs staff to prepare the initial assessment roll and to coordinate with the Broward County Property Appraiser to obtain the parcel data required by Section 197.3632(3)(b), Florida Statutes.
- Schedules the public hearing on the initial assessment roll for September 14, 2026, at the regular City Commission meeting.
- Authorizes the City Clerk and the Finance Department to mail the required first-class notices to all affected property owners (combined with the TRIM notice, as coordinated with the Broward County Property Appraiser) and to publish the required newspaper notice at least 20 days before the public hearing.

The maximum rate of \$145.56 per ERU is the highest amount that may be charged for FY 2027 under the noticed methodology. Under Section 197.3632(4)(c), Florida Statutes, at the September 14 public hearing the City Commission may adopt the assessment at the noticed maximum rate or at a lower rate, but cannot adopt a higher rate without sending a new round of notices. Setting the maximum at this stage preserves the City's

flexibility while making sure that the mailed and published notices give property owners the legally required information.

Why Action is Necessary:

Adopting the Initial Assessment Resolution on June 22, 2026 is required to stay on the statutory schedule for FY 2027 implementation. Section 197.3632, Florida Statutes, requires that the certified assessment roll be delivered to the Broward County Tax Collector by September 15, 2026, and that the mailed and published notices of the public hearing be issued at least 20 days before the hearing. Adopting the resolution on June 22 allows time to (i) finalize the assessment roll using parcel data from the Broward County Property Appraiser, (ii) coordinate the mailed notice with the BCPA's mailing vendor so it can be combined with the TRIM notice, (iii) publish the required newspaper notice, (iv) conduct the public hearing and the second reading of the Final Assessment Ordinance on September 14, 2026, and (v) certify the final roll to the Broward County Tax Collector by September 15, 2026.

If the Initial Assessment Resolution is not adopted at this meeting, the City would not be able to place the stormwater assessment on the FY 2027 property tax bill and would have to continue collecting the stormwater charge through the monthly utility bill for another year. This would delay the collection, equity, and administrative benefits that were the reason for moving to the uniform method, and would also delay the revenue adjustment needed to keep the Stormwater Fund financially sustainable and to fund the capital plan.

Cost Benefit:

Moving the stormwater charge from the monthly utility bill to the property tax bill, combined with the recommended rate structure, provides the following benefits:

- Improves collection of stormwater revenue by using the Broward County Tax Collector's ad- valorem collection process, which historically collects close to 100% of billed amounts - well above the collection rate for utility-bill stormwater charges, which are subject to delinquencies, payment plans, and write-offs.
- Reduces the City's cost of billing for stormwater (printing, postage, and customer-service handling of stormwater-only utility bill questions) by consolidating the charge onto the property tax bill.
- Provides a stable, predictable revenue stream that supports the senior-lien debt-service coverage targets in the rate study and enables future borrowing to fund the \$101 million ten-year stormwater capital plan.
- Updates the non-residential rate to use measured impervious area instead of broad impervious factors by property type, making the charges more accurate and more defensible if challenged.
- Keeps Hallandale Beach's single-family stormwater rate competitive within the region; at \$12.13 per month, the FY 2027 rate would remain lower than comparable South Florida municipalities, including Hollywood (\$22.00), Fort Lauderdale (\$31.31), and Miami Beach (\$31.86).
- Captures the 4% statutory early-payment discount and 2% administrative cost recovery within the gross revenue requirement so that net revenue is sufficient to meet operating, debt-service, and capital-funding targets identified in the rate study.

PROPOSED ACTION:

The City Commission considers the attached Initial Assessment Resolution, which (i) describes the stormwater assessment area, (ii) establishes the apportionment methodology and the maximum FY 2027 assessment rate, (iii) directs preparation of the initial assessment roll, (iv) authorizes the mailing and publication of the statutory notices, and (v) schedules the public hearing on the assessment roll for September 14, 2026.

ATTACHMENT(S):

- Exhibit 1 – Initial Assessment Resolution
- Exhibit 2 – Section 197.3632, Florida Statutes
- Exhibit 3 – Reso 2025-159 Uniform Method to Fund the City's Stormwater Utility System
- Exhibit 4 – Stormwater Fee Study Recommendations Presentation Update
- Exhibit 5 – Stormwater Fee Study Draft

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 Assistant City Manager