



City of Hallandale Beach City Commission Agenda Cover Memo

Meeting Date:	File No.:	Item Type:		1 st Reading	2 nd Reading
5/7/2025	25-120	<input type="checkbox"/> Resolution <input checked="" type="checkbox"/> Ordinance <input type="checkbox"/> Other	Ordinance Reading	5/7/2025	5/21/2025
			Public Hearing	<input type="checkbox"/>	<input 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 FUNDING OF CAPITAL IMPROVEMENTS AND ESSENTIAL SERVICES THROUGH THE IMPOSITION OF SPECIAL ASSESSMENTS; REPEALING AND REPLACING CHAPTER 10, ARTICLE IV, "SPECIAL ASSESSMENTS," SECTIONS 10-101 THROUGH AND INCLUDING SECTION 10-106; PROVIDING THE PROCEDURE FOR THE IMPOSITION AND COLLECTION OF SUCH SPECIAL ASSESSMENTS TO FUND THE COST OF CAPITAL IMPROVEMENTS AND ESSENTIAL SERVICES PROVIDING A SPECIAL BENEFIT TO REAL PROPERTY WITHIN THE CITY; AUTHORIZING THE CREATION OF ASSESSMENT AREAS; PROVIDING FOR THE OPTIONAL AND MANDATORY PREPAYMENT OF ASSESSMENTS; PROVIDING THAT ASSESSMENTS CONSTITUTE A LIEN ON ASSESSED PROPERTY UPON ADOPTION OF THE ASSESSMENT ROLLS; AUTHORIZING THE ISSUANCE OF OBLIGATIONS SECURED BY ASSESSMENTS; PROVIDING THAT SUCH OBLIGATIONS WILL NOT CREATE A GENERAL DEBT OR OBLIGATION OF THE CITY; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

STAFF SUMMARY:

Summary:

This item seeks City Commission approval on first reading of the Assessment Procedure Ordinance, which establishes the legal and administrative framework for the imposition, collection, and enforcement of special assessments used to fund capital improvements and essential services that provide a special benefit to properties within defined assessment areas.

Background:

Discussions dating back to 2015 between the City Commission, District Boards, and advisory boards identified critical capital needs in the City's safe neighborhood districts, particularly in Three Islands and Golden Isles. To address these needs, the City has been developing a funding strategy that is both equitable and compliant with state law. Following the adoption of the Three Islands Safe Neighborhood Improvement Plan in April 2023, and further project refinement through 2024, the City is now preparing to initiate a \$4.6 million capital program for roadway, lighting, and safety upgrades. Based on extensive review with legal and financial advisors, a City-imposed special assessment under Chapter 197.3632, Florida Statutes was identified as the most timely and effective funding mechanism.

Current Situation:

The proposed ordinance will:

- Establish the City's authority to impose special assessments on specially benefited properties.
- Create the procedures for assessment area designation, mailed/published notice, roll certification, collection methods, and lien enforcement.
- Authorize the issuance of obligations (e.g. bank notes) secured by assessment revenue.
- Provide flexibility for future assessment programs, including but not limited to the upcoming Golden Isles Safe Neighborhood District capital improvements plan.

The ordinance will apply to any capital improvements or essential services that meet the "special benefit" and "fair apportionment" standards under Florida law and is intended to serve as a durable legal tool for similarly structured projects in the future.

Why Action is Necessary:

This Ordinance is a required first step to implement a non-ad valorem special assessment program compliant with Florida Statutes. Adoption on first reading enables the City to proceed with the notice and commission action calendar needed to begin collections in FY 2026.

Cost Benefit:

Using this mechanism to fund the project:

- Avoids costly and time-consuming referenda associated with general obligation or “GO-style” debt.
- Establishes a ready-to-use framework for current and future projects (e.g., Golden Isles).
- Supports faster project delivery while enabling reimbursement of General Fund advances.
- Limits financial impact to benefiting parcels, ensuring alignment with the “beneficiary pays” principle.

PROPOSED ACTION:

The City Commission considers the attached Ordinance.

ATTACHMENT(S):

Exhibit 1 – Ordinance

Exhibit 2 - Three Islands Guardhouses & Traffic-Calming Project Funding Strategy & Implementation Presentation

Prepared By:

Geovanne Neste

Geovanne Neste
Finance Director

Reviewed By:

Noemy Sandoval

Noemy Sandoval
Assistant City Manager