

Town of Lauderdale-By-The-Sea

Regular Town Commission

Agenda

Tuesday, July 28, 2026

6:30 PM



Jarvis Hall 4505 N. Ocean Drive
www.Lauderdalebythesea-fl.gov

LAUDERDALE-BY-THE-SEA TOWN COMMISSION

Mayor Edmund Malkoon
Vice Mayor Randy Strauss
Commissioner Richard DeNapoli
Commissioner John A. Graziano
Commissioner Theo Pouloupoulos

Ken Rubach, Town Manager
Susan Trevarthen, Town Attorney
Melissa Vasami, Town Clerk

Regular Town Commission

Tuesday, July 28, 2026, 6:30 PM
Jarvis Hall 4505 N. Ocean Drive

1. **CALL TO ORDER, MAYOR EDMUND MALKOON**
2. **PLEDGE OF ALLEGIANCE TO THE FLAG**
3. **INVOCATION by Rabbi Bentzion Singer**
4. **ADDITIONS, DELETIONS, DEFERRALS OF AGENDA ITEMS**
5. **PRESENTATIONS**
 - 5.a. Proclamation Recognizing Herbert "Herb" Schwartz on His 100th Birthday
6. **PUBLIC COMMENTS**
7. **PUBLIC SAFETY DISCUSSION**
8. **TOWN MANAGER REPORT**
 - 8.a. Town Manager Report
9. **TOWN ATTORNEY REPORT**
10. **APPROVAL OF MINUTES**
 - 10.a. Approval of Minutes of the June 3, 2026, Town Commission Code Enforcement Workshop and the June 23, 2026, Regular Town Commission Meeting
11. **CONSENT AGENDA**
 - 11.a. Special Event Application: Seaside Players Veterans Voices November 2026
12. **OLD BUSINESS**
13. **NEW BUSINESS**
14. **COMMISSIONER PRESENTATIONS**
15. **COMMISSIONER COMMENTS**
16. **ORDINANCES 1st Reading**
17. **ORDINANCES 2nd Reading**
18. **RESOLUTIONS – PUBLIC COMMENTS**
 - 18.a. RESOLUTION 2026-24: A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF LAUDERDALE-BY-THE-SEA, FLORIDA, ESTABLISHING A PROPOSED MILLAGE RATE FOR THE 2026-2027 FISCAL YEAR; PROVIDING FOR THE DATE, TIME, AND PLACE OF THE PUBLIC HEARING TO CONSIDER THE PROPOSED MILLAGE RATE AND TENTATIVE BUDGET; DIRECTING THE TOWN CLERK TO FILE SAID RESOLUTION WITH THE PROPERTY APPRAISER OF BROWARD COUNTY; AND PROVIDING AN EFFECTIVE DATE.

18.b.

RESOLUTION 2026-25: A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF LAUDERDALE-BY-THE-SEA, FLORIDA, AMENDING AND RE-ADOPTING THE BUILDING PERMIT AND INSPECTION FEE SCHEDULE; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

19. QUASI JUDICIAL PUBLIC HEARINGS

20. ADJOURNMENT

THE TOWN OF LAUDERDALE-BY-THE-SEA WILL FURNISH APPROPRIATE AUXILIARY AIDS AND SERVICES NECESSARY TO AFFORD INDIVIDUALS AN EQUAL OPPORTUNITY TO PARTICIPATE IN MEETINGS OF THE TOWN COMMISSION. IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT AND FLORIDA STATUTE 286.26, PERSONS WITH DISABILITIES NEEDING SPECIAL ACCOMMODATION TO PARTICIPATE IN THIS PROCEEDING

SHOULD CONTACT THE TOWN CLERK NO LATER THAN TWO (2) DAYS PRIOR TO THE MEETING AT (954) 640-4200 FOR ASSISTANCE.

IF ANY PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE TOWN COMMISSION WITH RESPECT TO ANY MATTER CONSIDERED AT SUCH MEETING OR HEARING, HE/SHE WILL NEED A RECORD OF THE PROCEEDINGS AND FOR SUCH PURPOSES MAY NEED TO ENSURE THAT A VERBATIM RECORDING OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

PROCEDURES FOR PUBLIC COMMENTS:

Public Comments may address issues that are not on this meeting's agenda, but should relate to the business of the Town, and should not contain personal attacks. If your comment requires follow up, the Town Manager will have a staff person respond to your concerns, and will advise us of the outcome.

The Town Clerk will read off the names of those who have signed up to speak. When your name is called, please come to the podium, state your name for the record, and indicate whether you are a Town resident. Do not state your address. You have up to three minutes to make your comments, but there is no requirement to use the entire time. If you wish to address a particular Commissioner or member of Town Administration, please do so by use of their title.

If you wish to approach the Commission dais to hand out a document or for some other reason, please request permission and state your reason for doing so. All documents to be provided to the Commission should be handed to the Town Clerk for distribution.

These procedures have been developed to assure that the Town Commission meeting time is efficiently used, and that meetings are conducted in a polite and respectful manner. More information on the decorum rules for Town Commission meetings is available in Section 2-23 of the Town Code of Ordinances.

INVOCATION:

The Invocation before each Town Commission meeting is a voluntary service of a private citizen, offered to serve the spiritual needs of the members of the Town Commission and solemnize the meeting. It is not intended to be an opportunity to advance or disparage one faith or belief over another. The views expressed in the Invocation have not been previously reviewed by the Town and do not necessarily represent the beliefs of any Town employee or official. No person is required to be present at or participate in the Invocation, and the decision whether to be present or participate in the Invocation will not affect any person's right to actively participate in the official business of the Town or obtain any benefit from the Town. The Town's written Invocation policy is available on its website, and upon written request to the Town Clerk.all static



Agenda Item No: 5.a.

Town Commission Agenda Item Report

Meeting Date: July 28, 2026

Submitted By: Melissa Vasami, Town Clerk

Submitting Department: Administration

Item Type: Presentation

Agenda Section: PRESENTATIONS

Subject Title: Proclamation Recognizing Herbert "Herb" Schwartz on His 100th Birthday

Explanation: Mayor Malkoon will read a proclamation recognizing Herbert "Herb" Schwartz on the occasion of his 100th birthday in recognition of his lifetime of service to his country and the Town of Lauderdale-By-The-Sea.

Recommendation:

Exhibits:

1. Proclamation Herb Schwartz

Proclamation

*Issued by the Governing Body of the
Town of Lauderdale-By-The-Sea, Florida*

WHEREAS, Herbert "Herb" Schwartz celebrated his 100th birthday on July 20, 2026, marking the extraordinary milestone of a century of a life defined by patriotism, service, leadership, and dedication to his community; and

WHEREAS, Herb Schwartz was born on July 20, 1926, in the Bronx, New York, and came of age during one of the most pivotal periods in our nation's history; and

WHEREAS, while still in high school, Herb answered the call to serve his country by enlisting in the United States Army Air Corps, proudly following in the footsteps of his father, a World War I veteran, and served from 1944 to 1945 as a tail gunner during World War II in the military branch that would later become the United States Air Force; and

WHEREAS, after completing his military service, Herb pursued higher education, earned his college degree, and built a distinguished career as an accountant, exemplifying the values of hard work, integrity, and lifelong learning; and

WHEREAS, Herb and his wife, Ruth Schwartz, made Lauderdale-By-The-Sea their home in 1987, where Herb became an integral and cherished member of the community through his dedicated work at Town Hall and his many years of volunteer service with the AARP Tax-Aide Program, assisting countless residents with tax preparation and demonstrating an unwavering commitment to helping others; and

WHEREAS, Herb's century of life reflects an enduring legacy of military service, professional achievement, volunteerism, and civic engagement that has enriched the Town of Lauderdale-By-The-Sea and continues to inspire generations to come; and

NOW, THEREFORE, I, Edmund Malkoon, Mayor, on behalf of the Town Commission and residents of Lauderdale-By-The-Sea, do hereby recognize and honor Herbert "Herb" Schwartz for his lifetime of service to our nation and our community, and congratulate him on the occasion of his 100th birthday.

BE IT FURTHER PROCLAIMED that the Town Commission extends its sincere appreciation and best wishes to Herb for continued health, happiness, and many more years of cherished memories with family and friends.

*In witness whereof we have hereunto set our
hands and caused this seal to be affixed*

Edmund Malkoon, Mayor

Melissa Vasami, Town Clerk





Agenda Item No: 8.a.

Town Commission Agenda Item Report

Meeting Date: July 28, 2026

Submitted By: Ken Rubach, Town Manager

Submitting Department: Administration

Item Type: Town Manager Report

Agenda Section: TOWN MANAGER REPORT

Subject Title: Town Manager Report

Explanation: Budget Hearing Dates

Following consultation with the Florida Department of Revenue, Staff confirmed that no more than 20 days may elapse between the tentative and final budget hearings to comply with the TRIM requirements. Accordingly, the budget hearing schedule has been revised as follows:

- Tentative Budget Hearing: Rescheduled from Wednesday, September 2 to Wednesday, September 9 at 5:01 p.m.
- Final Budget Hearing: Wednesday, September 23 at 5:01 p.m.

The corresponding Commission meeting schedule has also been adjusted to accommodate these revised hearing dates.

Commission Summer Recess

As part of the Town Commission's annual summer recess, the first regularly scheduled Commission meeting in August will not be held. Regular Commission meetings will resume on Tuesday, August 25, at 6:30 p.m. in Jarvis Hall.

Dine Out Lauderdale

Dine Out Lauderdale kicks off this weekend! Running from August 1 through September 30, Dine Out Lauderdale showcases special fixed-price menus at participating restaurants throughout the area, giving diners the perfect opportunity to explore new flavors and support local businesses.

We are excited to highlight some of our Town eateries who are participating this year: Keep an eye on the weekly Town Topics to stay up to date on which of our local businesses are included in the promotion.

Make plans to discover a new neighborhood favorite this summer!

New Community Development Staff Member

The Development Services Department is pleased to welcome Corin Valerio as our new Administrative Specialist. Corin brings more than 15 years of administrative and legal support experience, including recent municipal experience with the City of Cooper City's Community Development Department, where she managed Business Tax Receipt operations, coordinated permitting activities, and provided administrative support for development services functions. She is also a Certified Business Tax Official through the Florida Association of Business Tax Officials.

In her role with the Town, Corin will administer the Business Tax Receipt program, serve as Board Clerk for the Planning & Zoning Board and Code Compliance Special Magistrate, process development applications, and provide administrative support for the Department's planning, zoning, and code compliance operations.

We are excited to have Corin join the team and look forward to the experience, professionalism, and customer service she will bring to the Department and the community.

Primary Election Date and Poll Location

The 2026 Primary Election will be held on Tuesday, August 18, 2026. For this election, Jarvis Hall will serve as the Town's only polling location for eligible voters.

Residents are encouraged to verify their voter registration status, confirm their assigned precinct, and review voting options, including early voting and vote-by-mail, in advance of Election Day to ensure a smooth voting experience.

Upcoming Meetings

Town Commission Meeting- Tuesday, August 25, 2026, at 6:30 pm

Recommendation:

Exhibits: None



Agenda Item No: 10.a.

Town Commission Agenda Item Report

Meeting Date: July 28, 2026

Submitted By: Melissa Vasami, Town Clerk

Submitting Department: Administration

Item Type: Approval of Minutes

Agenda Section: APPROVAL OF MINUTES

Subject Title: Approval of Minutes of the June 3, 2026, Town Commission Code Enforcement Workshop and the June 23, 2026, Regular Town Commission Meeting

Explanation: Approval of Minutes of the June 3, 2026, Town Commission Code Enforcement Workshop and the June 23, 2026, Regular Town Commission Meeting

Recommendation: Accept/Approve

Exhibits:

1. Draft Minutes of the Town Commission Code Enforcement Workshop – June 3, 2026
2. Draft Minutes of the Town Commission Meeting – June 23, 2026



DRAFT

**TOWN OF LAUDERDALE-BY-THE-SEA
TOWN COMMISSION WORKSHOP**

Jarvis Hall

4505 N. Ocean Drive

Wednesday, June 3, 2026

5:30 PM

1. CALL TO ORDER, MAYOR EDMUND MALKOON

Mayor Edmund Malkoon called the meeting to order at 5:53 p.m. Also present were Vice Mayor Randy Strauss, Commissioner Richard DeNapoli (by phone until 6:20 p.m.), Commissioner John A. Graziano, Commissioner Theo Pouloupoulos, Town Manager Ken Rubach, Town Attorney Susan L. Trevarthen, Attorney Alan Gabriel, Public Works Director Chris Lips, Development Services Director Jhanelle Campbell, Assistant Director of Code Compliance Terry-Ann Boyd, Assistant Development Services Director David Lee, Code Officer Donovan Williams, Assistant to the Town Manager Courtney Easley, and Town Clerk Melissa Vasami.

2. PLEDGE OF ALLEGIANCE TO THE FLAG

3. PUBLIC COMMENTS

At this time, Mayor Malkoon opened public comment, which he closed upon receiving no input.

4. DISCUSSION ITEM

a. Code Workshop Presentation

Development Services Director Jhanelle Campbell explained that tonight's workshop will discuss the roles and responsibilities of Code Compliance. This will include establishing Town Commission priorities and reviewing existing documents and policies.

The intent of Code Compliance is to reach voluntary compliance, which is achieved through patrolling of the Town, beach, and parks several times daily, with some coverage on Saturdays, alternating weekends, and nights as needed. Changes are made during sea turtle nesting season to ensure compliance with lighting Ordinances.

Code Compliance also coordinates with other entities, including the Broward Sheriff's Office (BSO), which helps address after-hours issues in particular. The Code Compliance Department includes a Director, Assistant Director, and two Code Compliance Officers.

Assistant Director of Code Compliance Terry-Ann Boyd reviewed the Code Compliance Department's workflow and enforcement processes. Code Compliance typically mobilizes either reactively when a complaint is received or proactively during patrols of the Town. When a complaint is received, the Department seeks to make contact with the responsible individual, visiting the subject property and performing an inspection to verify the complaint. It is the Department's goal to establish relationships with Town residents and businesses.

If compliance is not achieved based on the initial interaction, Code Compliance submits a courtesy notice to the property owner. This document serves as outreach to the individual responsible to establish communication and bring items to their attention. Should the courtesy notice fail to result in a change, the next step is to submit a notice of violation to the individual, indicating that a Special Magistrate hearing has been scheduled and fines may be incurred if the violation is not corrected.

From the initial complaint through the notice of violation, the property owner has the opportunity to respond and achieve compliance. The notice of violation typically allows 30 days in which the owner may correct the violation. If this is not done, the violation goes before the Special Magistrate. If the Special Magistrate determines that the violation occurred, the next step will be a final order, which indicates that the owner has 30 days to bring the violation into compliance.

If compliance is not achieved, fines will be assessed. Fines begin at \$50/day for some violations; for others, fines may be assessed incrementally, with one amount for a first violation and a higher amount if the same violation is observed a second time or more. For repeat violations, fees may be as high as \$500/day per violation. The Town may also levy a stricter one-time fine if the violation is deemed irreparable or irreversible.

Code Compliance Officers may be called out to perform re-inspections if the property owner has already taken the required action. This would ensure the violation has been cured and the case can be closed.

Citations are another aspect of addressing violations. This is typically done in the case of transient violations or issues on which immediate action is required. Citations may also go before the Special Magistrate if they are not paid; once the item has been heard by the Special Magistrate, the Town may place a lien on the subject property as a final step. Assistant Director of Code Compliance Boyd asserted that Staff hopes to avoid this action whenever possible.

Inter-Departmental coordination is a key part of the Code Compliance process. Code Compliance may work with the Building Department to address violations such as expired permits and unlicensed work. They also work with the Planning and Zoning Department on violations related to landscaping, tree removal, and similar activities. Code Compliance works with the Public Works Department to address right-of-way and soil issues and provides support to law enforcement both during and after Code Compliance business hours. The Town Attorney's Office provides responses to legal questions.

Assistant Director of Code Compliance Boyd strongly emphasized that Code Compliance's first priority is to gain voluntary compliance. Their focus is on consistency and fairness. Health and safety concerns, as well as quality-of-life impacts, are prioritized.

Enforcement tools include site visits and inspections, which may include door hangers and courtesy notices, as well as notices of violation, citations, final orders, Special Magistrate hearings, administrative fines, abatement actions, and irreparable harm fines when appropriate.

The Town uses a civil citation process to supplement the existing Special Magistrate and enforcement processes. A uniform Broward County citation form which follows Florida Statutes, is used for this purpose. This provides Code Compliance Officers with an additional enforcement tool for transient or recurring violations, such as bulk trash violations, commercial/recreational vehicle storage violations, and certain animal-related violations. Most citations are issued based on personal investigation and must include violation details, applicable Code Sections, penalties and fines, hearing rights, and payment instructions.

Each day in which a violation continues constitutes a separate civil infraction. Civil penalties may include fines of up to \$250/day for first violations, up to \$500/day for repeat violations, and up to \$5,000/day for irreparable or irreversible violations.

Respondents must either pay these citations or request a hearing before the Special Magistrate within 10 calendar days. Failure to respond or appeal constitutes an admission of the violation and waiver of hearing rights, which means civil penalties are due immediately and payable within 20 days unless appealed. If the citation is upheld, respondents may also be responsible for hearing costs.

Code Compliance undertakes proactive enforcement initiatives through neighborhood sweeps. Officers patrol for general review of neighborhoods and commercial areas of the beach. Dedicated sweeps are also carried out for specific purposes, such as sign pollution. Code Compliance patrols the commercial corridor, conducts inspections, and provides weekend and after-hours enforcement as needed.

Code Compliance is charged with protecting the community's character, safety, resilience, and property values. Proactive enforcement is balanced with customer service, economic vitality, neighborhood preservation, public safety initiatives, and relationships between Code Compliance and other Town Departments, such as Building, Planning and Zoning, and Public Works. Guiding principles include voluntary compliance and education, particularly during sea turtle nesting season, and are carried out with transparency, accountability, and due process.

The legal framework and authority for Code Compliance lies within Chapter 6.5 of the Town Code as well as Florida Statutes Chapter 162, Resolution 2014-22, and legislative updates. Assistant Director of Code Compliance Boyd noted Senate Bill (SB) 60, which clarifies that individuals registering complaints with Code Compliance may not remain anonymous. This legislation took effect in June 2021 and has affected the level of complaints received by Code Compliance. There are exceptions in which complainants may remain anonymous in cases related to health and safety.

Development Services Director Campbell addressed Resolution 2014-22, which establishes the Code relief policy associated with mitigation of liens. It provides for limited settlement authority to be delegated to the Town Manager, establishes formal application procedures for lien and fine relief, and requires documentation as well as a non-refundable application fee of \$750. Administrative costs may not be mitigated.

The Code relief policy generally requires a property to be in compliance before relief is granted and provides for consideration of limited relief for properties that are for sale. Resolution 2014-22 addresses the responsible party for relief approval. Once recorded, liens are required to go before the Town Commission; however, other municipalities

allow lesser liens to be mitigated through Staff, and it is possible to increase the Town Manager's authority over liens. At present, the Town Manager may only address requests in which the relief amount is less than 50% of the total lien. The Commission may consider tying this authority to a dollar amount rather than a percentage.

Additional considerations regarding Resolution 2014-22 include the possible implementation of a cap on the number of extensions of relief requests for properties. At present, as long as a lien is not recorded, an applicant may ask the Special Magistrate to reduce the fine amount. There is no application or fee associated with this process. The Commission may also establish this type of fee.

Development Services Director Campbell first addressed extensions, requesting Commission input on how these would be allowed and under what circumstances. She explained that when a mitigation order is issued with a 30- or 60-day deadline, an individual may need more time to pay, or there may be other conditions of mitigation that need more time to be met.

Mayor Malkoon commented that he would be willing to accept Staff's recommendations on best practices for mitigation timelines. Development Services Director Campbell explained that other municipalities allow extensions, noting that there are often more layers to the mitigation process in larger cities. There is room to expand the Town's leniency with regard to extensions if that is amenable to the Commission.

Assistant Director of Code Compliance Boyd further clarified that once a decision has been made regarding lien reduction, the respondent is given 30, 60, or 90 days to make payment. Should complications arise, the respondent may reach out to Code Compliance to request more time. This may be addressed by the Development Services Director or may be discussed with other authorities, such as the Town Manager, to determine whether or not an extension would be appropriate.

Mayor Malkoon asked if extensions currently pose a problem. Development Services Director Campbell explained that while there is no serious issue, the policy has not been reviewed since 2014, and she wished to ensure that it aligns with the Commission's wishes.

Vice Mayor Strauss advised that he was not in favor of placing a cap on extensions as long as a case maintains forward progress. He recommended that public safety issues

be given higher priority when extensions are considered, citing the example of sight line or sight triangle issues, which may be costly and time-consuming to address.

Vice Mayor Strauss continued that the Town Manager and his Staff should be able to address extensions, with more complicated issues to be brought before the Commission. Town Manager Rubach emphasized that while he would not arbitrarily approve an extension, he was comfortable having the flexibility of approval.

Vice Mayor Strauss noted that an individual may face difficulty paying costs if they are extravagant or if the individual lives on a fixed income. He reiterated that the Town Manager should have flexibility in these circumstances and the Commission should not seek to micromanage the issue. He also noted that some cases are more egregious and may be given higher priority by Staff.

Development Services Director Campbell continued that the current policy states the Town Manager cannot address requests in which an applicant asks for more than a 50% reduction. She requested Commission clarification on this issue, proposing that a threshold be established: for example, if a lien is more than \$25,000, the request would need to come to the Commission. This would be consistent with the limit of the Town Manager's purchasing authority. Vice Mayor Strauss recommended that this level be raised to \$100,000 or over, pointing out that even a larger lien could be reduced to an amount that is consistent with the Town Manager's approved purchasing authority.

Mayor Malkoon requested Staff's recommendation on this issue. Development Services Director Campbell advised that this would depend upon the violation, but suggested that liens of less than \$100,000 could be addressed by the Town Manager. Assistant Director of Code Compliance Boyd agreed with this threshold.

Commissioner Pouloupoulos agreed with the \$100,000 threshold as well and suggested that the Commission may wish to consider scheduling a quarterly meeting in which mitigation requests are heard. Development Services Director Campbell noted that she provides a quarterly report to the Commission, and could include information on liens of less than \$100,000 in that report.

Vice Mayor Strauss added that if the Commissioners are concerned with any specific items in that report, they could request those items be placed on the Commission Agenda. He cautioned that when mitigation requests are heard during regular Commission meetings, they may lengthen those meetings considerably.

Development Services Director Campbell confirmed the following Commission direction:

- Allow for extensions to be granted by the Town Manager, with information on extensions to be included in the Town Manager Report or another Agenda Item if Commission input is necessary

Commissioner DeNapoli noted that current policy allows mitigation at the Town Manager's discretion as long as lien reduction does not exceed 50% of the total lien. Town Manager Rubach further clarified that most applicants request 90% to 100% mitigation, which would bring those requests before the Commission. He suggested that the Commission discuss and determine a specific dollar amount further when a Resolution to revise the policy is brought before them for approval.

Commissioner DeNapoli requested additional information on mitigation by the Special Magistrate. Development Services Director Campbell explained that these mitigations occur when an individual has accrued fines on a property that has since been brought into compliance, but the fines have not been recorded as a lien. The individual establishes their case before the Special Magistrate and requests a reduction. Staff reviews these files to determine the Staff costs required to bring the case into compliance, such as the number of meetings and/or inspections, abatement on the property, and level of involvement by Staff and the Special Magistrate. The Special Magistrate typically asks if Staff agrees with the respondent's request. There are no limits on this policy until the lien has been recorded, which means the issue is entirely at the Special Magistrate's discretion.

Commissioner DeNapoli also asked why a lien might not have been recorded. Development Services Director Campbell explained that this depends upon when the property came into compliance. Cases that are closed no longer accrue daily fines; if a case is open, fines continue to accrue.

Commissioner Graziano stated that he was in favor of establishing a higher threshold than \$100,000 and was not opposed to allowing extensions. He suggested that any threshold be accompanied by a time frame as well and that the Commission should be made aware if a case has continued for more than a certain length of time. He pointed out that there are some cases dating back to the 2010s.

Development Services Director Campbell clarified that if the Town Manager's authority is set at \$100,000, he would have the ability to bring specific cases within that threshold

before the Commission. Town Manager Rubach advised that the proposed Resolution could also include a specific time frame.

Development Services Director Campbell next asked if Staff, specifically the Development Services Director and/or Assistant Director of Code Compliance, should have authority to administratively approve smaller reductions. She suggested that this limit could be \$25,000 or less. This proposed authority would not have to include input from the Town Manager.

Mayor Malkoon indicated that he would not be supportive of this authority at the proposed threshold. Town Manager Rubach suggested that Staff be given mitigation authority for cases with recorded liens of \$1,000 or less. Vice Mayor Strauss was also in favor of Town Manager review of cases over \$1,000.

Commissioner DeNapoli requested additional clarification of the timeline associated with the recording of liens. Assistant Director of Code Compliance Boyd explained that liens may be recorded as soon as they are imposed by the Special Magistrate; however, Staff typically does not record liens before 30 days, as the applicant may be in the process of achieving compliance. There are also instances in which properties may change hands, and Staff waits to determine the outcome of this change. She noted that once a lien has been in effect for 90 days or more, the Town has the ability to foreclose upon the property.

Development Services Director Campbell asked if there should be a cap on the number of extensions granted. She added that requests for extensions are not guaranteed; Staff can also establish criteria for extensions. She offered the example of a mitigation order that requests payment as well as a building permit, which may require an extension until both conditions are met. The permit could be going through the review process, or a storm may delay supplies or create other issues.

Mayor Malkoon suggested that extensions could be granted in the case of circumstances outside the applicant's control. Development Services Director Campbell added that there could also be monetary considerations if large amounts are involved. Current policy states that if the payment time frame is exceeded, the lien reverts to the original amount.

Assistant Director of Code Compliance Boyd added that there may also be instances in which a respondent is awaiting completion of another transaction before making the

payment. Mayor Malkoon stated that extensions should be left to the discretion of Staff on a case-by-case basis.

Development Services Director Campbell asked if Resolution 2014-22 should be amended to include an application and fee for Special Magistrate mitigation requests. At present, there is a recorded application fee of \$750, as well as the caveat that administrative costs may not be mitigated. While there is no fee associated with the Special Magistrate process, a great deal of Staff time goes into preparing and reviewing those cases. This proposal would apply only to fines that have not been recorded and cases in which the applicant requests a reduction from the Special Magistrate.

Mayor Malkoon requested information on other municipalities' policies of this nature. Assistant Director of Code Compliance Boyd replied that the average cost of Special Magistrate reductions in other cities ranges from \$150 to \$350.

Vice Mayor Strauss observed that there may be cases with a very low pending lien to which an additional \$750 could seem excessive. It was clarified that the proposed fine would only apply if the lien is recorded. Vice Mayor Strauss recommended that any fees not exceed the fees charged by other municipalities and suggested that a sliding scale could be applied depending upon the amount of the lien or the severity of the violation.

Attorney Alan Gabriel, associate of Town Attorney Susan Trevarthen, advised that sliding scales are not permitted, as they could be perceived as lacking a basis in actual costs. He added that if an individual is working to bring a property into compliance, the lien remains recorded on the property until full payment has been made.

Vice Mayor Strauss noted that the Town is not always in the right for all Code cases and asked if an applicant would be able to recover their application cost if this occurs. Development Services Director Campbell confirmed that this has been done in the past.

It was noted that the proposed \$250 application fee for violations against which liens have not yet been recorded would remain as a placeholder for purposes of further discussion throughout tonight's workshop.

Commissioner Graziano asked why some of the cases involving very costly liens have not been brought before the Commission. Development Services Director Campbell replied that this may be because the case remains open and is still accruing fines, or

the party responsible has brought the property into compliance but has not yet submitted a mitigation application.

Assistant Director of Code Compliance Boyd addressed Town data and trends, stating that the Town often sees repeat violations for work without permits, vacation rentals not adhering to the required seven-day rental period, and rollout of bulk waste or trash carts before the specified time period.

Mayor Malkoon requested additional information on recent state legislation related to permitting. Town Attorney Susan Trevarthen advised that a new bill is scheduled to take effect in July 2026, which will exempt work on single-family residential duplexes valued at less than \$7,500 from the permitting process. This legislation also prohibits the artificial division of a job into different jobs of \$7,500 or less.

Assistant Director of Code Compliance Boyd referred the Commissioners to a document listing properties in the Town with liens totaling more than \$100,000. Development Services Director Campbell noted that another handout shows top violation categories for illustrative purposes. She added that Staff uses software to actively search websites in order to identify violations associated with vacation rental properties. While the software identifies violations such as duration of rentals, it has not identified a large number of new unlicensed vacation rentals.

Attorney Gabriel addressed foreclosures, as well as what can be done if a property fails to come into compliance and violations continue, or if a property comes into compliance but no payment is made. He advised that this information is based on Florida Statutes Chapter 162. The process begins with the finding of a violation and an order issued by the Special Magistrate; once this has happened, if the violation continues, the Town will bring it back before the Special Magistrate for certification of lien order. This certification is documented in public records.

Once a lien is recorded, the Town may take any action it deems appropriate in terms of enforcement, although some protections apply if the subject property is homesteaded. The process for foreclosure or civil judgment may begin three months after a lien has been recorded. The Town would first take the case before the Special Magistrate so that the individual can determine that the Town has acted properly according to the Town Code and Florida Statutes. The Town would then file whatever action is necessary to seek foreclosure on a non-homesteaded real property.

If the property is homesteaded, the Town may not proceed with foreclosure; however, it may seek a civil judgment against the property owner. The recorded lien remains valid by Statute for 20 years, which means action does not have to be taken immediately. Attorney Gabriel pointed out that many mitigation requests from property owners are driven by the fact that the owner is attempting to refinance or sell the property.

While the Commission may decide against filing a suit in the case of a relatively small lien, they are entitled to recoup any expenses associated with that lien if the Town is successful in acquiring a foreclosure judgment. Additional considerations include the fact that the Town may end up owning the property.

Town Attorney Trevarthen emphasized that there are several variables to these processes, including whether or not the Town has priority in foreclosure, as well as other complicating factors. While some monies may not be collected, she noted that the goal is to achieve compliance.

Development Services Director Campbell requested clarification of whether the Commission wished to explore a temporary lien amnesty program, which would establish appropriate eligibility standards, inclusions, and public outreach during a set time period in coordination with the Special Magistrate. If the Commission is supportive of the concept, Staff could bring back a proposed program. Applicants' properties must be in compliance, and a standard reduction amount would be paid to eliminate the lien within a time frame established by the program.

Commissioner DeNapoli expressed concern that many cases are currently resolved when there is a sale, death, or transfer of property, which means some properties' status does not change for many years. This can negatively affect neighbors and other residents. He recommended a program that allows the Town to proactively reach out to individual owners and inform them of their options when the problem is recognized.

Commissioner DeNapoli continued that one concern with the proposed program is the requirement for all properties owned by the same entity in Lauderdale-By-The-Sea to be free of any unresolved Code violations. He explained that this could defeat the purpose of an amnesty program, and resolving even a single property would show some progress.

Commissioner DeNapoli also noted that the proposed program could reinstate the original lien amount if the same violation occurs on the property within three years, and

recommended against this suggestion, as it could lead to unnecessary severity. He was in favor of a program of limited duration, provided that prospective applicants are informed of the program right away. For open cases, he suggested offering a 90- to 180-day amnesty period if the property can demonstrate compliance.

Town Manager Rubach stated that Staff agrees it is preferable to be proactive rather than reactive and noted the longevity of some open cases. Commissioner DeNapoli suggested that for existing closed cases, the Town should make an offer of “typical mitigation” to be paid within the 90- to 180-day time frame.

Development Services Director Campbell suggested that the Town establish an education period of 90 to 180 days in which they would send information on the lien amnesty program to property owners, clarifying the date upon which the period would be active and providing one year in which an application must be filed. Commissioner DeNapoli recommended using the calendar year rather than the fiscal year for effective dates.

Commissioner DeNapoli also asked if the Town wished to consider offering a payment plan. Development Services Director Campbell confirmed that this has been done in the past, adding that the Commissioners may establish whatever parameters they would like for the program. Commissioner DeNapoli proposed a graduated scale, with a lesser amount to be paid by owners who enter the program promptly rather than later. This could serve as an incentive to resolve the problem. He noted that there should also be a distinction between legitimate hardship and refusal to comply.

Town Manager Rubach confirmed that Staff can look into these suggestions further and bring back recommended criteria for various amnesty program options. There was additional discussion of components such as discounts for earlier payments during the amnesty period, as well as a requirement for violators with open cases to make some effort to cure the violation.

Development Services Director Campbell recalled that when Assistant Director of Code Compliance Boyd joined Town Staff, she had sent letters to all properties with unrecorded fines of \$5,000 or less, some of which were successful in encouraging payment. She reviewed the discussion of the amnesty program with the following highlights:

- Explore creation of an amnesty program, including consideration of an education period and a time frame to begin at a later date

- Incentives for owners to pay quickly, such as a higher mitigation amount allowed for more timely receipt of payment

There was Commission consensus to proceed with this proposal.

Development Services Director Campbell next addressed specific concerns, beginning with landscape permit requirements for sod replacement. She explained that the intent of this regulation is to protect the Town's drainage systems and prevent flooding of streets. She suggested developing a no-fee permit for sod replacement, which acknowledges that the property owner will not create a berm or take other action not permitted by Code. There was positive Commission consensus on this item.

Development Services Director Campbell moved on to sight triangle issues, which contribute to safety concerns for vehicles under various circumstances. Code establishes parameters for sight triangles. She requested Commission direction on whether or not to prioritize these issues, pointing out that some may require landscape mediation or other significant costs to homeowners.

Commissioner Graziano asserted that while this is an important issue, neighbors may not be willing to identify themselves as required by SB 60 when reporting sight triangles. Town Manager Rubach suggested that if the Commission wishes to improve enforcement, Code Compliance can review the Town's intersections and contact property owners who are in violation.

Vice Mayor Strauss emphasized the gravity of sight triangles as a safety issue and was in favor of greater outreach and enforcement. With respect to the requirements of SB 60, he observed that while the Town may not take action on reported violations if the reporting individual does not identify themselves for the public record, Code Compliance may be able to look into certain violations if they address public safety. He requested clarification of whether this is possible.

Attorney Gabriel explained that Florida Statutes clearly prohibit anonymous complaints; however, if a Code Compliance Officer or inspector witnesses a violation, they have a duty to identify and act upon that violation, irrespective of how it was identified. Florida Statutes allow for self-initiated complaints in the case of public health, safety, and welfare.

Town Manager Rubach advised that Code Compliance has prepared a list of existing sight triangle problems in the Town. Enforcement can begin with courtesy notices or proceed directly to notices of violation. Assistant Director of Code Compliance Boyd confirmed that Code Compliance has documented these instances pending direction from the Commission; however, she noted that some residents have indicated unwillingness to comply.

Commissioner Graziano requested clarification of the enforcement process for this public safety issue. Assistant Director of Code Compliance Boyd replied that Staff would issue a citation to the owner and take the case before the Special Magistrate for a finding of fact. If the violation is recognized, fines would begin to accrue. The property owner would then be given a time frame in which to correct the violation.

Assistant Director of Code Compliance Boyd added that if a property owner does not comply regarding sight triangles, the Town would have the ability to remove the impediment if no action is taken. She emphasized that this would require additional Commission direction. The Commissioners discussed similar public safety issues that occurred in the past, which included a case requiring bee removal.

Attorney Gabriel stated that when the Town determines that a health and safety issue exists, the fines levied against that violation can be maximum fines. The Commission may also authorize abatement, in which the Town assumes the responsibility for fixing the violation and charges the cost of the activity back to the property owner. He strongly recommended caution in these instances, however, as they could result in unintended damage to property.

Development Services Director Campbell further clarified that should the Town assume responsibility for this type of work, they would use a contractor for abatement services. Depending upon the extent of the work, the cost may be above the Town Manager's purchasing authority, at which point it would require Commission approval. The amount of this cost would then be placed as a lien against the property. Town Attorney Trevarthen added that in cases in which the Town has already spent money to cure the violation, this type of lien has a higher priority for collection.

Mayor Malkoon asked what might happen in the case of a resident who could not afford the work. Commissioner DeNapoli noted that the Town would look into having the work performed, emphasizing the importance of communication between the Town and the property owner.

Vice Mayor Strauss asked if the Town would have protection in the event a property owner felt they had harmed their property in the act of addressing a sight triangle violation. Town Manager Rubach replied that if the work is done by a contractor instead of by Town Staff, there is less chance of this; it would also be likely that there would be a Police presence at the time the work is done.

The Commissioners determined by consensus to proceed as discussed above on this issue.

Development Services Director Campbell next addressed dogs on the beach, noting that Code Compliance patrols the beach daily and tries to educate the public on this prohibition. She also recalled a discussion at a recent Commission meeting regarding unpermitted businesses on the beach.

Town Manager Rubach stated that due to the requirements of the Americans with Disabilities Act (ADA), the Town is very limited in what it may ask individuals who bring dogs onto the beach. If an individual indicates that the dog is a service animal that is trained to perform a service or services, no additional questions are permitted. Service animals are not required to be restrained by leashes and may be taken into most public spaces. The owner is not required to present any documentation that the animal performs a service.

Broward Sheriff's Office (BSO) Captain Christopher Sutter further clarified that a service animal must remain under the owner's control. He added that there are certain exceptions related to leashes, depending upon the service the animal is expected to perform. The dog must also be well-behaved. Should the dog behave in a non-controlled manner, and the owner cannot control it, they may be asked to leave. He also noted that emotional support animals perform a different type of service and are not permitted on the beach.

Development Services Director Campbell referred the Commissioners to a list of Code Compliance categories listed as high, medium, or low priority, which was last reviewed in 2011. She noted that Commission direction on the previous sight triangle issue indicated this category should remain a high priority.

Vice Mayor Strauss asked if an item referring to hotel/apartment/condominium conversions included unpermitted work done in any of these buildings without a permit. It was clarified that this would be included. Development Services Director Campbell

explained that one example of this might be a hotel increasing its density by dividing a suite into multiple units, which may be an illegal site plan modification. Vice Mayor Strauss recommended moving this item to high priority.

Commissioner Pouloupoulos agreed with this change, noting that he was not certain how much influence the Town may have over condominium or homeowners' association requirements. Town Attorney Trevarthen recommended that unpermitted construction be moved to high priority as well.

Mayor Malkoon addressed boats on trailers, recalling that this was an issue in a particular Town neighborhood. Development Services Director Campbell clarified that certain properties have documented permission to keep their boats in locations that may not be permitted for other properties in that neighborhood. These properties must comply with specific criteria regarding placement, condition, and more.

Town Manager Rubach asked if there were any additional Code issues of concern that were not discussed at tonight's meeting. Vice Mayor Strauss addressed cracked or damaged sidewalks, which may be the result of tree root systems on private property. Assistant Director of Code Compliance Boyd replied that if the sidewalk is within the Town's right-of-way, this would be deferred to the Public Works Department; otherwise, the Town could approach the property owner to discuss the matter. If the owner is resistant to the outreach, this would again be deferred to Public Works.

Mayor Malkoon thanked Staff for their presentation and the efforts of Code Compliance in maintaining the Town's character, appearance, and quality of life. He emphasized that all adopted Code provisions should continue to be enforced fairly and consistently throughout the Town. He felt goals should begin with compliance, followed by recovery of revenue for the Town, and noted that it is appropriate for the Commission to evaluate whether there may be more effective tools available to encourage earlier compliance. He recommended continued outreach of the approaches used by other municipalities and presentation of options to the Commission.

5. ADJOURNMENT

With no other business to come before the Commission at this time, the meeting was adjourned at 8:00 p.m.

Mayor Edmund Malkoon

ATTEST:

Melissa Vasami, Town Clerk

Date

DRAFT



DRAFT

**TOWN OF LAUDERDALE-BY-THE-SEA
TOWN COMMISSION
Jarvis Hall
4505 N. Ocean Drive
Tuesday, June 23, 2026
6:30 PM**

1. CALL TO ORDER, MAYOR EDMUND MALKOON

Mayor Edmund Malkoon called the meeting to order at 6:30 p.m. Also present were Vice Mayor Randy Strauss, Commissioner Richard DeNapoli, Commissioner John A. Graziano, Commissioner Theo Pouloupoulos (by phone), Town Manager Ken Rubach, Town Attorney Susan Trevarthen, Public Works Director Chris Lips, Finance Director Lucila Lang, Assistant Finance Director Edner Saint-Jean, Development Services Director Jhanelle Campbell, Assistant to the Town Manager Courtney Easley, Events and Marketing Manager Katie Anderson, and Town Clerk Melissa Vasami.

2. PLEDGE OF ALLEGIANCE TO THE FLAG

3. INVOCATION

Rabbi Bentzion Singer gave the Invocation.

4. ADDITIONS, DELETIONS, DEFERRALS OF AGENDA ITEMS

None.

5. PRESENTATIONS

None.

6. PUBLIC COMMENTS

At this time, Mayor Malkoon opened public comment.

Marc Pearson, resident, stated that although the Town's preferred architectural style is Mid-Century Modern, there appears to be no design controls on what houses can look

like other than their height and setbacks. He expressed concern with how this lack of enforcement can affect property values and concluded that he plans to appeal the designs of houses that do not follow this standard.

Mr. Pearson provided a photograph to the Town Clerk for inclusion in the public record.

Howard Goldberg, resident and chair of the Chamber of Commerce, reminded all present of the upcoming Stars & Stripes By the Sea event scheduled for 5:30 p.m. on Friday, June 26, 2026. He thanked the Commission for their approval and sponsorship of this event, and recognized Events and Marketing Manager Katie Anderson and Broward Sheriff's Office (BSO) Captain Christopher Sutter for their assistance.

With no other individuals wishing to speak at this time, Mayor Malkoon closed public comment.

7. PUBLIC SAFETY DISCUSSION

a. BSO May 2026 Public Safety Report

BSO Captain Sutter reported that Deputy Jerry Hopkins is the Employee of the Month for May 2026. Deputy Hopkins initiated an investigation into a potential threat, located and interviewed the suspect, and completed a Risk Protection Order to prevent the individual from purchasing firearms in the future.

Captain Sutter thanked members of the community who attended the May 22, 2026, Coffee with a Cop event as well as the Town's recent Dive Into Summer event. He noted that BSO Detective Ben Koos solved a theft through use of the Town's license plate reader (LPR) camera system.

Captain Sutter encouraged residents to lock their doors and cars and to secure their keys indoors.

8. TOWN MANAGER REPORT

a. Town Manager Report

Town Manager Ken Rubach stated that Dine Out Lauderdale will be held later this summer and encouraged Town restaurants to register for and participate in this event.

They may sign up for the event using the Visit Lauderdale partner portal. Questions may be addressed to Events and Marketing Manager Katie Anderson at KatieA@lbts-fl.gov. The program runs from August 1 through September 30, 2026, and showcases specially priced menu items at participating restaurants.

The annual July 4th Parade is scheduled to begin at 10:00 a.m. beginning behind Town Hall. Family Fun Day runs from 11:00 a.m. until 1:00 p.m., and the fireworks display will begin at 9:00 p.m. He recognized all of the Town's resident veterans and active-duty military personnel as Grand Marshals of the 2026 July 4th Parade. Additional information is available on the Town's website.

A World Cup Watch Party is scheduled for Wednesday, July 1, 2026, beginning at 6:00 p.m. The match, which will include Team USA, begins at 8:00 p.m. and concludes at 10:00 p.m. The party will include a big screen in the Town's Dunes Pavilion and will include games and family-friendly entertainment in Oceans Plaza. These and other activities related to the World Cup will be included in the weekly *Town Topics* e-blasts.

9. TOWN ATTORNEY REPORT

None.

10. APPROVAL OF MINUTES

a. Approval of Minutes of the May 26, 2026, Regular Town Meeting

Commissioner Graziano noted a correction to p.9 of the May 26, 2026, meeting minutes: his remarks under Commissioner Comments should include a compliment to the Town's audit firm of Grau & Associates, as well as recognition of Roseann Minnet and Christina Cuomo for their service on the Audit Committee.

Commissioner DeNapoli made a motion, seconded by Commissioner Graziano, to approve as amended. Motion carried 5-0.

11. CONSENT AGENDA

- a. RESOLUTION 2026-18: A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF LAUDERDALE-BY-THE-SEA, FLORIDA, APPROVING A FIRST AMENDMENT TO THE AGREEMENT WITH BIEN-AIME, INC. FOR**

SENIOR COMMUNITY CENTER PROGRAM DEVELOPMENT AND SERVICES; AUTHORIZING THE TOWN MANAGER TO EXECUTE THE FIRST AMENDMENT; PROVIDING FOR IMPLEMENTATION; AND PROVIDING AN EFFECTIVE DATE.

Vice Mayor Strauss made a motion, seconded by Commissioner Graziano, to approve. Motion carried 5-0.

12. OLD BUSINESS

None.

13. NEW BUSINESS

None.

14. COMMISSIONER PRESENTATIONS

None.

15. COMMISSIONER COMMENTS

Commissioner Graziano stated that three neighborhoods in Pompano Beach were recently approved for Florida Power and Light's (FPL's) Storm Secure Underground Program (SSUP). FPL continues to deny inclusion of Lauderdale-By-The-Sea neighborhoods in this program before the scheduled date of 2036, although he had requested reconsideration of these areas.

Commissioner DeNapoli encouraged all residents to attend the 4th of July Parade.

Vice Mayor Strauss also invited the community to attend the upcoming parade and participate in the Town's family-friendly July events, including the World Cup Watch Party.

Vice Mayor Strauss continued that dredging is underway on the Hillsboro Inlet to keep the waterway sufficiently deep for boats.

Mayor Malkoon noted the upcoming Stars & Stripes By the Sea event and encouraged residents to participate, adding his support for the World Cup Watch Party, the 4th of July Parade, and Blues By the Sea as well. He thanked Commissioner Pouloupoulos for chairing the July 4th Committee and recognized Staff for their work on this event.

16. ORDINANCES 1ST READING

None.

17. ORDINANCES 2ND READING

None.

18. RESOLUTIONS – PUBLIC COMMENTS

- a. Resolution 2026-19: A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF LAUDERDALE-BY-THE-SEA, FLORIDA, RATIFYING AND ADOPTING REGULATIONS FOR THE SALE OF ALCOHOL AT BEACHFRONT HOTEL PROPERTIES; PROVIDING FOR AUTHORIZATION; PROVIDING FOR IMPLEMENTATION; PROVIDING FOR AN EFFECTIVE DATE.

At this time, Mayor Malkoon opened public comment, which he closed upon receiving no input.

Development Services Director Jhanelle Campbell explained that Resolution 2026-19 continues the pilot program originally approved by the Commission in February 2024 under Resolution 2024-44. This program allowed the Plunge Beach Resort to serve food and beverages, including alcohol, to hotel guests in the hotel's beach chair area.

The Commission agreed at the May 26, 2026, meeting to extend this pilot program and directed Staff to bring back a Resolution continuing the program for an additional year. The Resolution addresses the retroactive time period from expiration through the additional year. It does not expand the program, and all existing rules remain in place. Staff has not received any complaints or encountered any issues with the program to date.

Vice Mayor Strauss made a motion, seconded by Commissioner Graziano, to approve. Motion carried 5-0.

b. RESOLUTION 2026-20: A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF LAUDERDALE-BY-THE-SEA, FLORIDA, APPROVING THE PURCHASE OF A LICENSE PLATE READER SYSTEM FROM FLOCK GROUP INC., IN AN AMOUNT NOT TO EXCEED \$47,250.00; PROVIDING FOR AUTHORIZATION; PROVIDING FOR IMPLEMENTATION; AND PROVIDING AN EFFECTIVE DATE.

At this time, Mayor Malkoon opened public comment, which he closed upon receiving no input.

BSO Captain Sutter recalled that the Town invested in a license plate reader (LPR) camera system in 2014 using Law Enforcement Forfeiture Trust (LEFT) funds. The cost at that time was \$155,000. Over the years, the Town has paid for a subscription to maintain the cameras and use their licensed software. This cost was approximately \$13,000/year.

Over time, the LPR cameras have degraded, and their value has declined. The technology has grown significantly since 2014, with more companies providing new and better software. BSO evaluated available systems by surveying personnel at its real-time Crime Center as well as Deputies and Detectives, who ultimately recommended the system provided by Flock Group, Inc.

While the existing system required a one-time purchase of cameras, Flock offers a two-year lease with an initial fee for installation. The newer cameras have greater capabilities, including multiple lanes, improved visibility, and search features. Both Fort Lauderdale and Sea Ranch Lakes have Flock systems that can be integrated for sharing of resources. Individual Lauderdale-By-The-Sea communities may also purchase Flock cameras privately and integrate them into the Town's system.

The cost of the Flock system's first year is \$24,150, which includes an installation cost of \$1,050. Subsequent years will be \$23,100 on a recurring two-year lease. Each additional camera costs \$300 and includes increased data storage to assist longer-term investigations.

Vice Mayor Strauss asked if integration is available between the Flock system considered by the Town and the Flock systems used by other local municipalities.

Captain Sutter confirmed that access to other Flock systems is already available to law enforcement throughout Broward County.

Vice Mayor Strauss also asked if there is a market for the sale of the existing equipment. Captain Sutter replied that the current digital cameras may be integrated with other systems, although the older cameras are analog units and may have little resale value. Town Manager Rubach clarified that according to the Town's disposal policy, any items anticipated to have a resale value of over \$10 will be auctioned off. This would be the case with the existing digital cameras.

Commissioner Graziano suggested the sale of the digital cameras to Town neighborhoods. Captain Sutter explained that Flock uses a different camera system with which the existing cameras are not compatible.

Commissioner Pouloupoulos made a motion, seconded by Commissioner DeNapoli, to approve. Motion carried 5-0.

19. QUASI JUDICIAL PUBLIC HEARINGS

None.

20. ADJOURNMENT

With no other business to come before the Commission at this time, the meeting was adjourned at 7:08 p.m.

Mayor Edmund Malkoon

ATTEST:

Melissa Vasami, Town Clerk

Date



Agenda Item No: 11.a.

Town Commission Agenda Item Report

Meeting Date: July 28, 2026

Submitted By: Katie Anderson, Events & Marketing Manager

Submitting Department: Administration

Item Type: Action Item

Agenda Section: CONSENT AGENDA

Subject Title: Special Event Application: Seaside Players Veterans Voices November 2026

Explanation: Steve D' Oliveira (the "Applicant") has submitted a Special Event Application (**Exhibit 1**) on behalf of the Seaside Players to host their upcoming performance of Veterans Voices: Sharing Stories, Supporting Veterans (the "Event").

The November production is planned to take place during the second weekend of the month — Wednesday, November 11–Sunday, November 15, 2026, in Jarvis Hall.

Based on historicals, the Applicant anticipates approximately 100 attendees per show. The cast consists of up to 15 performers.

SEASIDE PLAYERS VETERANS VOICES: SHARING STORIES, SUPPORTING VETERANS	
WEDNESDAY, NOVEMBER 11	
Stage Setup:	1:00 PM
Performance:	7:00 PM
FRIDAY, NOVEMBER 13 - SUNDAY, NOVEMBER 15 2026	
Friday Performance:	7:00 PM
Saturday Performance:	4:00 PM
Sunday Performance:	4:00 PM
MONDAY, OCTOBER 16 [BREAKDOWN]	
9:00 AM	

The Seaside Players will set the stage in Jarvis Hall on Wednesday, November 11th, following the conclusion of the Town's annual Veterans Day Ceremony, as Jarvis Hall is on hold as a rain backup in the event of inclement weather.

According to Resolution 2024-29 (**Exhibit 2**), a Lauderdale-By-The-Sea civic association, charity, community group, or non-profit is required to put down a \$100 rental deposit, but is not charged an application fee for the use of Jarvis Hall. There is a limit of 16 rentals in a 12-month period, which the Seaside Players have not exceeded. The Seaside Players are a non-profit based in Lauderdale-By-The-Sea, so no application fee is owed.

Attendance for the Event is \$20 per ticket. The event is being used as a fundraiser for American Legion Post 142 in Pompano Beach.

Simple concessions, such as bottled water and pre-packaged snacks, will be available for purchase by attendees.

The layout of Jarvis Hall will consist of a stage set against the dais, an elevated lighting booth in the back of the room for the spotlights, and seating throughout the hall for performance attendees. An aisle will separate the seating sections to allow for an exit egress. The Applicant is aware that the Fire Marshal has final approval of the site map. The Applicant will coordinate directly with the Fire Marshal to arrange approval of the final layout.

Seaside Players provides their own sound system to be utilized for the performances.

The Applicant is requesting the following as support from the Town:

- Use of Jarvis Hall's outdoor street marquee to promote the performances (Applicant will update).
- Ten (10) parking permits for the cast for rehearsals and shows between the dates of October 26 - November 15, 2026.
- Waiver of parking fees in the lots in front of, and behind, Town Hall during the times of the performances, which will allow for free parking for show attendees.

Historically, the Town has complied with all of the above requests.

Recommendation: Staff is recommending approval of the Special Event Application based on the conditions outlined in the event permit (**Exhibit 3**). The approval as written will include:

- Use of the Town's Street Marquis sign
- Ten (10) parking permits for event cast to run
- Waiver of parking fees during the time of the Seaside Players' performances

Exhibits:

1. Seaside Players Special Event Permit Veteran Voices
2. Resolution 2024-29
3. LBTS Event Permit_Seaside Players_November2026



SPECIAL EVENT APPLICATION

EVENT DETAILS

Name of Event: Veteran Voices: Sharing Stories, Supporting Veterans

New Event: Yes **Returning Event:** No.

Day(s) + Date(s) of Event: Nov. 11, 13, 14, 15

Shows are Wednesday (1), Friday (2) Saturday (3 & 4) and Sunday (5).

Proposed Location of Event: Jarvis Hall

How many total people do you anticipate onsite at any peak time?

Participants: 15 **Spectators:** 100 **Volunteers:**

ACTIVITY	DAY	TIME
Start of Setup:	Nov. 11	2PM
Start Time of Event:	7PM	7PM
EVENT	Veteran Voices	
End Time of Event:	Nov. 15	4PM
Cleanup Completed By:	6PM	6PM

HOST OR SPONSORING ORGANIZATION

Name: Seaside Players, a Florida non-profit based in Lauderdale-By-The-Sea.

Address: 1800 S. Ocean Blvd., #1108, Lauderdale-By-The-Sea.

Is applicant a non-profit organization (501 (c) (3)? YES YES NO

PERSON SUBMITTING APPLICATION ("Responsible Party")

Name: Steve d'Oliveira

Address: 1831 NE 38th St., #406 Fort Lauderdale, FL 33308_____

Phone: 561-523-8198_____

Email: s_doliveira@yahoo.com_____

ON-SITE EVENT REPRESENTATIVE

☒ Same as above

Name: _____

Address: _____

Phone: _____

Email: _____

REQUEST FOR TOWN INVOLVEMENT

Are you requesting Town be involved with this event in any way?

☒ YES ☐ NO

If yes, please describe: Cone blocking of Town Hall parking lot. We also request 10 Town Hall/El Prado parking passes for rehearsals and shows from Oct. 26 to Nov.15. We also request that the stage and curtain be set up Nov. 11 anytime before 3PM. We also request the stage be broken down on Monday. We will take down curtain.

SOUND SYSTEMS

The event sound systems shall be operated so as not to violate the Town's code, including and especially Section 13-6, Noise Limitation. Violations of the Town's noise ordinance are grounds for immediate termination of the source of the noise and potentially the event.

Do you plan to use amplified sound? Yes. We have our own floor mics & speakers.

—
☒ Proposed amplified sound / speaker system

☐ Proposed live music

☐ Planned recorded music

☐ Do you require electrical connections for any of the above?

If yes, which? _____

TENTS, CANOPIES, STAGES, BLEACHERS

Tents are generally defined as temporary structures having two or more sidewalls or drops.

A canopy is a tent without sides.

All tents or canopies larger than 120 sq. feet, multiple canopies without separation, and stages require a building permit. The use of tents or larger canopies requires approval of the Fire Marshal and are required to have building permits obtained via the LBTS building department prior to the event.

Manufacturer's labels are required to be attached to tents and canopies.

Rental agencies shall provide documentation of the flame spread labeling of 25 or less submitted with the application.

Stages and bleachers shall include product approvals that are supplied by the manufacturer.

Indicate if any of the following will be assembled at the event and include locations on your site map. Please list sizes and numbers of each:

Tents: _____

Canopies: _____

Stages: X

Bleachers: _____

Size & Load Max: _____

UTILITIES

All utilities requirements shall be approved by the Director of Development Services and the Fire Marshal prior to application submission to the Town Commission. Depending on location of the event, electric and/or water may be available from the Town for a fee.

All electrical requests shall meet the requirements of the Florida Building Code with final approval from the Town's Building Official at least 30 days prior to the event.

Will any electrical equipment be installed in conjunction with the Special Event (i.e. lighting, outlets for cooking, etc.)?

 X YES NO We plan to use two spotlights.

If the event requires the following on public property, list what equipment is to be installed and locations (include voltage, amperage, and phases of wiring) as well as vendor name providing the equipment.

_____ Electrical Power: _____

_____ Water: _____

_____ Gas, Propane, BBQ Grills, Generators: _____

_____ _____

_____ Fuel Storage: _____

SIGNAGE

All signage should be included in the application. Information about signage shall include location, colors, size, and number of signs. Indicate signs to be placed in any right of way that directs traffic to the event. Signage is subject to approval and shall not be installed without permission.

Are you requesting permission to erect signage for this event?

☒ YES ☐ NO

If yes, please describe: Use of Jarvis Hall outdoor letter sign.

RESTROOMS

Permit holder is required to obtain written approval from Town establishment if said establishment is allowing participants to use their restroom facilities.

Number of additional Town restrooms being provided: None
(Please include on site plan)

TRAFFIC CONTROL / STREET CLOSURES

Street closures may be required at the Permit Holder's expense.

Are you requesting that any public streets be closed for the event?

☐ YES ☒ NO

If yes, please indicate the streets and times the closure is being requested:

Are you requesting the reservation of any Town parking spaces for the event?

☐ YES ☒ NO

If yes, please indicate which and how many spaces are being requested:

All parking fees are to be paid at least 30 days prior to the event.

VEHICLES

Are you requesting permission to drive or park on Town grounds?

_____ YES ☒ NO

If yes, please indicate the type(s) of vehicles, locations, and times that are being requested:

Permit Holder shall be responsible for any damage to Town property.

OFF DUTY POLICE / CODE COMPLIANCE OFFICERS

Off duty police are required, at the Permit Holder's expense, for street closures, events with alcohol or large crowds, as determined by the Broward Sheriff's Office. Large events may require a Code Compliance officer to ensure compliance with Town's codes.

Do you anticipate needing off duty police officers for your event?

_____ YES ☒ NO

Do you anticipate needing code compliance officers for your event?

_____ YES ☒ NO

ALCOHOL

State license is required to be submitted to the Town at least 30 day prior to the event.

Are you planning on selling alcoholic beverages at the event?

Please note beverage stations on site map.

_____ YES ☒ NO

If yes, has a liquor permit been obtained by the State of Florida?

_____ YES _____ NO

Contact information for all license holders who will be providing alcohol:

FEES

Are there any fees or donations that will be collected on site from participants or spectators?

☒ YES ☐ NO

If yes, please describe: Tickets are \$20 per person. This event is a fundraiser for American Legion Post 142 in Pompano Beach.

CONCESSIONS We may sell bottled water & snacks.

Are you planning to have any kind of concessions? ☒ YES

If yes, has the Florida Health Department approved the food vending site plans?

☐ YES ☒ NO

Is the food provided by a nonprofit organization? ☒ YES ☐ NO

Is the food: ☐ Free of charge? ☒ For sale?

Do all food vendors have a temporary food service permit? ☐ YES ☒ NO

Please list the type(s) of food that will be served: ☐ Bottled Water (\$1) and snacks (cookies and pretzels or chips)

☐ Are you requesting any of the following types of cooking equipment to be used on site? No

- | | | |
|--|--|---------------------------------------|
| ☐ Charcoal Grills | ☐ Fryers | ☐ Open Fires |
| ☐ Propane Grills | ☐ Smokers | ☐ Hoods |
| ☐ Concession Trailers | ☐ Warmers | ☐ LP Tanks |
| ☐ Sterno | ☐ Refrigerators | ☐ Other: _____ |

SALE OF MERCHANDISE

Are you requesting approval to offer other items for sale at the event?

☐ YES ☒ NO

If yes, please describe: _____

ANIMALS

Any exhibition or similar undertaking in which animals are required to participate in performance for the amusement or entertainment of an audience is subject to Town Commission approval.

Are animals included in your event? ☐ YES ☒ NO

If yes, please describe: _____

FIREWORKS

Fireworks require a separate approval process and application.

Are you requesting approval to discharge fireworks at the event?

☐ YES ☒ NO

RIDES

Rides or other amusement may require a State of Florida inspection. Copies of contracts with any providers of rides, mechanical devices, and amusements shall be submitted to the Town at least 30 days prior to the event.

Are rides included in your event? ☐ YES ☒ NO

(i.e. mechanical, electrical, inflatable, bounce houses, slides, etc.)

If yes, please describe: _____

VENDORS

A list of all vendors with the company name is required for initial approval and a final list is required at least 30 days prior to event and subject to approval (please add on a separate page).

FIRE WATCH / EMS ONSITE

If required by the Fire Marshal, the applicant shall provide a fire watch and / or an EMS Crew during the event. Large events or those using combustible materials shall require qualified stand-by personnel and the appropriate equipment, the cost of which is at the responsibility of the Permit Holder.

I understand that Fire Watch or EMS Services may be required at the Event's expense

Initial: _____sjd_____

NO BALLOONS RELEASED

When balloons are released over the ocean, they become a major source of pollution and significantly increase the mortality rate among sea turtles, birds, and other marine life. To help reduce the threats caused by balloons, I agree that there will be no balloons at this event and that I have been informed that the release of balloons is illegal under Florida Statute 379.233. Failure to abide by this requirement will result in the cancellation of the current event and denial of future special event permits.

I agree no balloons will be released.

Initial: _____sjd_____

INSURANCE

Insurance requirements differ depending on the type of event and if alcohol is served.

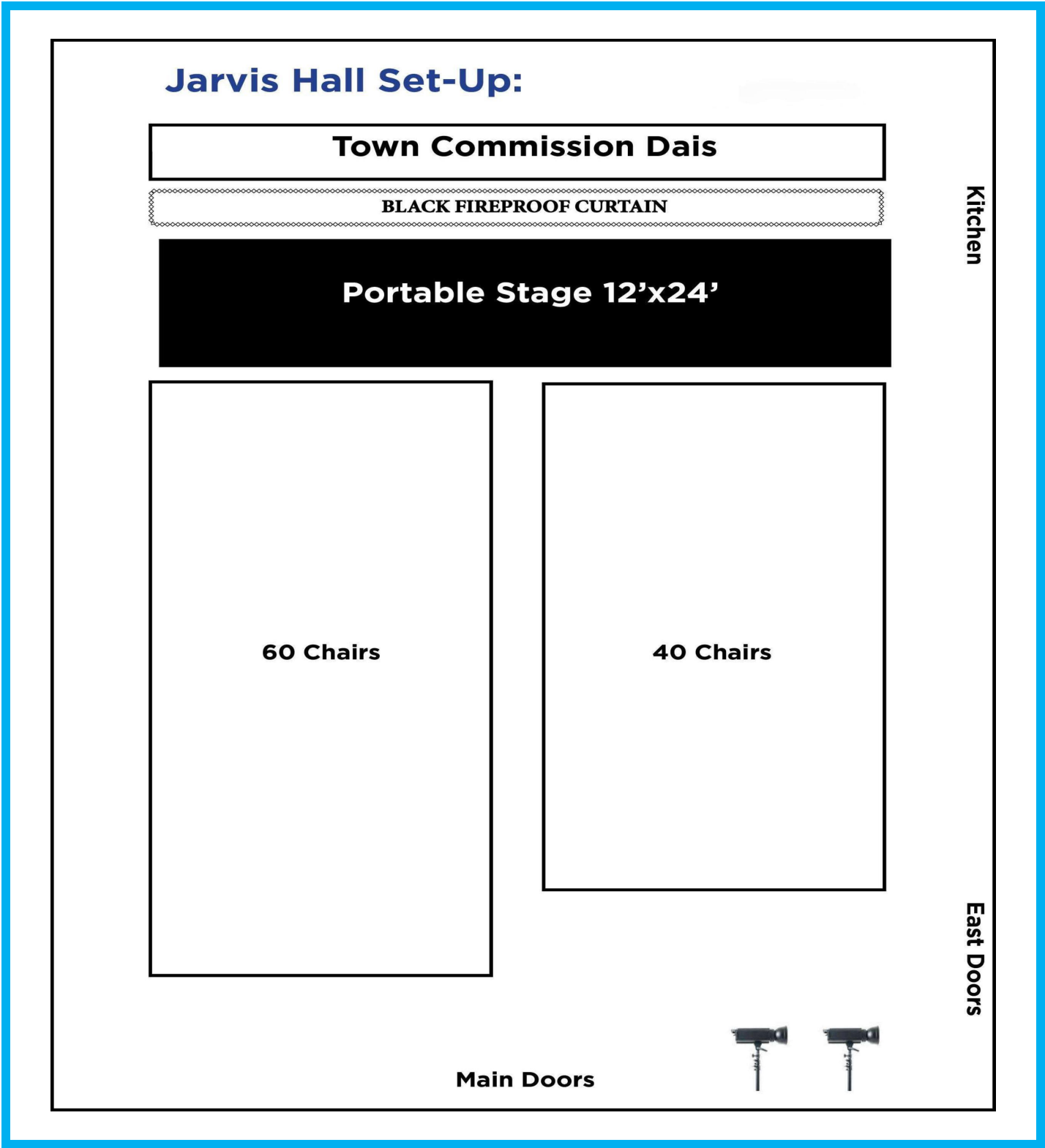
For events not serving alcohol and without fireworks, the Applicants shall provide a Certificate of Liability Insurance written in comprehensive form naming the Town as additional insured in the amount of \$1,000,000 per occurrence and \$2,000,000 general aggregate for property damage with thirty days' written notice required for cancellation.

Certificate of Liability Insurance naming the Town as additional insured is required from all Event businesses, promoters, and other related event planners.

An approved form of a Certificate of Liability Insurance may be required with your Application for approval by the Town Commission and / or shall be provided to the Town at least 30 days prior to the event date.

DETAILED SITE PLAN

A detailed map of the event site identifying locations of each of the items mentioned in the above application must be drawn or attached here with your application submission.



PERMISSION OF THE PROPERTY OWNER

Applicant's and Property Owners Certification

An event held on property that is not owned by the applicant requires the permission of the property owner, which is granted by having the property owner sign this special event application.

By signing this event application, the petitioner agrees to all terms, conditions, and indemnification in this application, and understands that this application or the approval of this event application by the Town Commission does not grant any permission to violate any laws, ordinances, or statutes.

Additions and/or revisions to this application must be submitted in writing.

<i>Applicant</i>	<i>Property Owner</i>
I understand the Town's requirements to hold a special event and the information provided in this application is complete to the best of my knowledge.	I give the applicant permission to use my/our property for the proposed special event and I understand the Town's requirements to hold a special event and the information given by the applicant is complete to the best of my knowledge.
Applicant's Signature (required): _____	Property Owner's Signature (required): _____
Date: _____	Date: _____
Applicant (Print information below) Name: _____ Title: _____ Organization: _____ Telephone: _____ Email: _____	Property Owner (Print information below) Name: _____ Title: _____ Organization: _____ Telephone: _____ Email: _____
STATE OF FLORIDA: COUNTY OF BROWARD:	STATE OF FLORIDA: COUNTY OF BROWARD:
SWORN TO AND SUBSCRIBED BEFORE ME, a Notary Public of the State of Florida, by _____ who is personally known to me / provided _____ as identification and who did / did not take an oath.	SWORN TO AND SUBSCRIBED BEFORE ME, a Notary Public of the State of Florida, by _____ who is personally known to me / provided _____ as identification and who did / did not take an oath.
My Commission Expires: _____ _____ Notary Public, State of Florida	My Commission Expires: _____ _____ Notary Public, State of Florida

APPLICANT'S CERTIFICATION

By signing this event application, the petitioner agrees to all terms, conditions, and indemnifications in this application, and understands that this application or the approval of this event application by the Town Commission does not grant any permission to violate any laws, ordinances, or statutes.

Additions and / or revisions to this application shall be submitted in writing.

I understand the Town's requirements for park use and the information provided in this application is complete to the best of my knowledge.


Applicant's Signature

Date: 6-24-2026

Stephen d'Oliveira

Applicant's Printed Name

Telephone: 561-233-8198

A RESOLUTION OF THE TOWN OF LAUDERDALE-BY-THE-SEA, FLORIDA, ADOPTING AN UPDATED FEE SCHEDULE FOR SPECIAL EVENTS, AND OTHER USE OF PUBLIC PROPERTIES, BY AMENDING THE FEES RELATED TO SPECIAL EVENTS, PARK USES, AND STREET PERFORMERS; PROVIDING FOR CONFLICT, SEVERABILITY, AND FOR AN EFFECTIVE DATE.

WHEREAS, on September 23, 2014, the Town Commission adopted Resolution 2014-30, amending the Development Review Permit and License Fee Schedule to consolidate fees and include missing fees; and

28 **WHEREAS**, on February 10, 2015, the Town Commission adopted Resolution 2015-05,
29 which included fees related to Medical Marijuana Permits, Street Performers and Vending
30 pursuant to Ordinances 2014-15, 2015-01, and 2015-02, respectively; and

31 **WHEREAS**, Resolution 2015-05 also updated the Development Review Permit and
32 License Fee Schedule to establish additional fees for permits or reviews which require Town staff
33 and resources; and

34 **WHEREAS**, Resolution 2015-19 updated Development review fee schedule; and

35 **WHEREAS**, Resolution 2016-20 further updated the Development review fee
36 schedule; and

37 **WHEREAS**, Resolution 2016-35 moved the fee schedules from Development to
38 Administration for Special Events, Park Use Permits, Vending, Street Performing, and New Racks,
39 and included in the fee schedule the plazas and pavilion, while also updating when payment of
40 fees or monies are due to the Town; and

41 **WHEREAS**, Resolution 2017-06 updated Fee Schedule related to use of Jarvis Hall, and
42 adopt limitations on the frequency of the use of Jarvis Hall; and

43 **WHEREAS**, pursuant to Section 1-13 of the Lauderdale-By-The-Sea Code of Ordinances,
44 the Town Commission desires to further amend the Fee Schedule for Special Events and Other
45 Use of Public Properties by amending the fees related to Special Events, Park Uses, Street
46 Performers; and

47 **WHEREAS**, the Town Commission finds it to be in the best interest of the Town and its
48 citizens to adopt an updated Fee Schedule for Special Events and Other Use of Public Properties
49 that amends the fees related to Special Events, Park Uses, and Street Performers, and adopts the
50 fees as set forth in this Resolution.

**NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COMMISSION OF
THE TOWN OF LAUDERDALE-BY-THE-SEA, FLORIDA:**

Section 1. **Recitals.** Each “WHEREAS” clause set forth is true and correct and incorporated herein by this reference.

Section 2. **Fees.** The Fee Schedule for Special Events and Other Use of Public Properties, which includes the fees for the use of Jarvis Hall and the Plazas, is hereby amended as follows ¹:

<u>Special Event, Park Use, and Street Performing Fee Schedule for Special Events and Other Use of Public Properties</u>		
The following is applicable to all <u>special events</u> and <u>other use of public properties</u> park use permits: 1. All applicants must abide by the conditions set forth in their permit, including but not limited to fees, deposits, insurance requirements, solid waste plan, and police, fire or EMS detail. 2. All fees, including any monies owed the Town must be paid before the event or park permit is issued. 3. All estimated fees or costs from Town or BSO shall be paid at least two weeks prior to the event date. Any additional costs incurred will be deducted from the event deposit or is due when invoiced. 4. Depending on the nature and size of the event, a deposit may be required as determined by the Town Manager.		
	Type of Activity, Permit or License	Fee
1. Chapter 14.3 – Parks A Park Permit is required for groups of 25 people plus or when a specific area is reserved. A Park Use Permit may not be approved if submitted within 14 business days of a proposed event. Private event in a park or at the beach where the public is not invited:		
1.1	Single day event, less than 25 people: No reserved area Reservation of a specific area.	No permit required <u>\$100125</u>
1.3	Single day event, 25 people + with or without reserved area.	<u>\$100125</u>
1.4	Multi-day event	<u>\$100125</u> Permit Fee plus an impact

¹ Text shown in underline reflects text or new or revised fees. Text shown in ~~strikethrough~~ reflects deleted text or fee amounts.

Special Event, Park Use, and Street Performing
Fee Schedule for Special Events and Other Use of Public
Properties

1.5	One day event (local or non-local user) that charges admission or registration or sell commercial products or services.	fee set by the Town Manager based on the activity, number of attendees, and impact on the facility
2. Chapter 14.5 - Street Performing		
2.1	Street performing annual permit fee	\$50
3. Chapter 17 - Special Events		
3.1	Special Event Application Fee See also use fees. See 3.2 For events hosted by a businesses with less than 15 employees in the Commercial District along Commercial Boulevard from A1A to West Tradewinds Application filed within 30 days of an event will not be accepted.	
	1. A volunteer event that provides direct benefits to the LBTS community. (examples: beach clean-up, Easter egg hunt, free yoga and meditation, etc.)	-0- (Town Manager may authorize an application to be accepted within 30-days of the event)
	2. Submitted at least 60 days in advance of the proposed event date	<u>\$100</u> <u>125</u>
	3. Submitted between 59 days and 30 days prior to the event PLUS any costs related to special processing of the processing of the application.	<u>\$250</u> <u>275</u> Plus costs, not to exceed \$1,500.
	4. A recurring event within a 6 month period	<u>\$500</u> <u>525</u>
	5. A recurring event within a 12 month period (for example, once a week or once a month).	\$800
	6. An event that has been advertised prior to Commission approval.	\$250 in additional to the application fee
	7. Semi-public business events that use private or public property with less than 50 people at any one time.	<u>\$50</u> <u>75</u> Event may be approved by the Town Manager
	8. Events (local and non-local user)that charges admission or registration or sell commercial products or services	Set by the Town Manager based on purpose, number of attendees, and impact on the facility
3.2	Special Event Application Fee for West Commercial Business District Commercial District events may be approved by the Town Manager if the event is consistent with the Commission's policy direction on special events and meets the following criteria:	

Special Event, Park Use, and Street Performing
Fee Schedule for Special Events and Other Use of Public
Properties

1. Less than 75 people at any time 2. 2. Located along Commercial Boulevard from Seagrape to West Tradewinds The \$2550 electrical use fee will be waived for usage of one 20-amp outlet at event Application filed within 30 days of an event will not be accepted.		
1. Submitted at least 60 days in advance of the proposed event date		\$2025
2. Submitted between 59 days and 30 days prior to the event PLUS any costs related to special processing of the processing of the application.		\$5060 Plus costs, not to exceed \$1,500.
3. A recurring event within a 12 month period (for example, once a week or once a month).		\$15 per event day
4. An event that has been advertised prior to Commission approval.		\$250 in additional to the application fee
5. Events that charges admission or registration or sell commercial products or services		Set by the Town Manager based on purpose, number of attendees, and impact on the area.

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3.3	Special Event Use Fees for Road Closures and El Mar Median Lane Parking The following use fees are in addition to the Special Event Application Fee, but may be modified or waived by the Town Commission upon a finding that the applicable event will provide a public benefit.		
	Event Conditions:	Road Closure	El Mar Median Lane Parking
	1. Private or public business events that use public property with less than 50 people at any one time.	N/A	N/A
	2. Less than 100 people	\$100125 per day	N/A
	3. 101 - 200 people	\$200225 per day	\$250275
	4. More than 200 people	Set by Commission based on purpose, number of attendees, and impact	
	5. Events (local or non-local user) that charges admission or registration or sell commercial products or services	Set by Commission based on purpose, number of attendees, and impact.	

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4. Chapter 17 - Jarvis Hall

User	Deposit	Rental Fee	Rental Policy (1) (2)
4.1. LBTS Resident (household)	\$100	\$-0-	Limit of 4 rentals in a twelve month period.
4.2. LBTS civic association, charity, community group, or non-profit organization.	\$100	\$-0-	Limit of 16 rentals in a twelve month period, which normally will be one per month plus special events.
4.3. LBTS Business	\$100	\$-0-	Limit of 3 rentals in a twelve month period.
4.4. Governmental entity or agency	\$-0-	\$-0-	As approved by the Town Manager
4.5. Out-of-Town charitable or non-profit	\$-0-	\$100 per day	Limit of 3 rentals in a twelve month period.
4.6. Non-Resident	\$300	\$200 for up to 3 hours, then \$50 per hour	Limit of 3 rentals in a twelve month period.
4.7. Out-of-Town Business	\$300	\$300 for up to 3 hours, then \$50 per hour	Limit of 3 rentals in a twelve month period.
4.8. Additional Service such as special set-ups, opening and closing services outside of business hours, or staffing at event.	Prepaid or charged to deposit	Actual cost determined by the Town Manager.	
4.9 Events (local or non-local user) that charge admission or registration or sell commercial products or services.	TBD	Set by the Town Manager based on purpose, number of attendees, and impact on the facility.	
(1) Each rental or event is limited to 3 consecutive days, which includes move in and move out. Upon the Applicant demonstrating a valid reason, or if required by the Town, the Town Manager may approve minor logistical changes, including but not limited to additional time for set-up and breakdown of events, that are consistent with the Town Code and the Town Commission’s policy direction on the use of Jarvis Hall.			
(2) A rental application denied by the Town Manager may be appealed to the Town Commission.			

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5. Use of the Dunes Plaza, Connie Hoffmann Plaza or Beach Pavilion Plaza

General philosophy: The Dunes Plaza, Connie Hoffmann Plaza and Beach Pavilion (“**The Plazas**”) are the premier public spaces in Town and were built for the enjoyment of our residents and visitors. They are available for events that are open to the general public or are of significant benefit to the Town. The Use Fees are set so the users bear the costs related to their events, rather than the Town subsidizing those events.

Generally, The Plazas will not be rented for events that are not open to the general public, although it is understood that there may be uses that require an admission fee or cost to the public.

The Town Commission may authorize the private use of one or more plaza by a user for an event that is deemed to be of significant benefit to the Town. (Example: a party hosted by the Town and the Convention & Visitors’ Bureau whose purpose is to showcase the Town to visiting travel agents or dignitaries).

Potential use on holidays.

- a. The Town Commission will decide in advance if they will make a plaza available for use by a Town commercial businesses or Town-based non-profit organizations on specific holidays.
- b. On those holidays the Commission designates, the Town will accept proposals for use six months in advance of the holiday and determine which proposals best fit the image and goals of the Town. After the Commission ranks the proposals in preferred order, staff will negotiate rental fees with the first ranked proposer and bring them back to the Commission for approval.
- c. The same business or non-profit organization may not rent the same space on a specific holiday two years in a row if another business or non-profit wants the opportunity. The Town Manager will determine whether others are interested in the opportunity, based on whether she or he has received written notice of such interest from an eligible business or organization no later than seven months prior to the holiday.

Use on the same day as a special event. Rentals will not be considered on days or evenings of Special Events if the Town Manager determines that a conflict would occur.

Sales. There will be no sales during an event except for 1) food products provided to the attendees, 2) items sold at a charity event, or, 3) hand-made artisan products.

Cancellation: The Town Commission reserves the right to cancel the rental up to 90 days in advance.

The following use fees apply, but may be modified or waived by the Town Commission upon a finding that the applicable event will provide a public benefit.

5.1	Advanced Advertising. An event that was advertised prior to receiving Commission approval	\$500 plus the application fee and use fee(s).
5.2	Plaza Event Application Fee (does not include Use Fee(s))	\$100 if filed at least 60 days in advance of the proposed event date. \$250 if submitted between 59 days and 30 days prior to the event AND any cost recovery fees for the costs for Town staff (including police and fire services) and any consultant time attributable to the processing of the application, not to exceed \$1,500.

Plaza Use Fees Are in addition to the Event Application Fees listed above. The use fee is per plaza. If an organization wants to utilize more than one plaza for their event, they must pay for each space. Use of the plazas as part of a larger special event are subject to the plaza use fees, in addition to the any other Special Event Use Fee, but may be waived or modified by the Town Commission upon a finding that the applicable event will provide a public benefit. Application filed within 30 days of an event date will not be accepted. A Deposit may be required and will be set by the Town Manager based on purpose, number of attendees, and impact on the facility.		
5.3	LBTS businesses (limited to 4 rentals per year per business)	\$850 per day per plaza
5.4	LBTS-based charity or non-profit organization (limited to 2 rentals per year per organization)	\$215 per day per plaza
5.5	Out-of-Town 501C Registered Non-Profit or Tax Exempt Organization (limited to 1 rental per organization per year)	\$425 per day per plaza

Section 3. Conflict. All resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

Section 4. Severability. If any clause, section or other part of this Resolution shall be held by any court of competent jurisdiction to be unconstitutional or invalid, such unconstitutional or invalid part shall be considered as eliminated and shall in no way affect the validity of the other provisions of this Resolution.

Section 5. Effective Date. This Resolution shall become effective immediately upon its passage. The increased fees set forth herein related to Special Events, Park Uses, and Street Performers shall apply to all new requests submitted after the passage and adoption of this Resolution.

PASSED AND ADOPTED this 27th day of August 2024.



Mayor Edmund Malkoon

Attest:

APPROVED AS TO FORM:

83 *Katrina Adler*

84 Town Clerk, Katrina Adler

85

86

87 (CORPORATE SEAL)

Susan L. Trevarthen

Susan L. Trevarthen, Town Attorney





TOWN OF LAUDERDALE-BY-THE-SEA SPECIAL EVENT PERMIT

PERMIT HOLDER INFORMATION

NAME / ORGANIZATION:	Seaside Players	REPRESENTATIVE:	Steve D' Oliveira
STREET ADDRESS:	2190 NE 51 st Court, #102	CITY, STATE, ZIP:	Fort Lauderdale, FL 33308
PHONE NUMBER (S):	(561) 523-8198	EMAIL:	S_doliveira@yahoo.com

DATE AND LOCATION OF EVENT

TYPE OF EVENT:	Theatre Performance	DATE(S) OF EVENT:	November 13- November 15, 2026
HOUR(S) OF EVENT:	(see below)	ADDRESS / LOCATION OF EVENT:	Jarvis Hall (4505 N. Ocean Drive, LBTS, FL 33308)

DESCRIPTION OF EVENT:

Theatrical Performances

SEASIDE PLAYERS	
“VETERANS VOICES: SHARING STORIES, SUPPORTING VETERANS”	
FRIDAY, NOVEMBER 13– SUNDAY, NOVEMBER 15, 2026	
Friday Show:	7:00 PM
Saturday Show:	2:00 PM & 7:00 PM
Sunday Show:	4:00 PM
MONDAY, NOVEMBER 16, 2026	
Breakdown:	9:00 AM

SPECIAL CONDITIONS

The EVENT was approved by Town Commission on July 28, 2026 with the following conditions:

1. According to Resolution 2024-29, a Lauderdale-By-The-Sea civic association, community group, or non-profit organization is required to put down a \$100 rental deposit, but is not charged a fee to use Jarvis Hall. As a non-profit organization, the Seaside Players do not owe a rental fee.
2. Road Closures, Lane Closures, and Parking Spaces:
 - a. Town will waive the parking fees in the lots in front of, and behind, Town Hall. This offers complimentary parking to those attending the performances. Town Staff will coordinate coning off of the parking lot, as well as placing event day signage designating the lots as event parking.



TOWN OF LAUDERDALE-BY-THE-SEA SPECIAL EVENT PERMIT

- b. Ten parking permits will be provided for event cast to be used in the Town Hall parking lots October 26th and November 15th for rehearsals and performance times.
3. Setup:
 - a. Tables, chairs, stage, equipment, etc. shall not interfere with pedestrian walkways, ingress or egress.
 - b. Sidewalks next to the Event site and within the Event shall remain open and clear for pedestrian traffic.
 - c. The Event shall be organized in a safe manner to protect attendees. All electric cords and similar material shall be covered to not pose a hazard to the public or event staff.
4. Broward Sherriff Office (BSO):
 - a. BSO shall specify the number of detail officers needed for traffic and crowd control. The Permit Holder shall contract with BSO directly for the necessary BSO personnel within ten (10) days of receiving event approval.
 - b. BSO shall approve the Event's traffic plan, if one is required.
5. Signage
 - a. Seaside Players are permitted to use the Jarvis Hall street marquis to promote the Event. Marquis sign is to be set East of Jarvis Hall along A1A.
 - b. No signage relating to the event shall be affixed by any means to any outdoor Town structure or signpost without approval. Taping promotional materials to any outdoor structure is not permitted.
6. The Event and its approved sound systems will be operated so as not to violate the Town's code, including section 13-6, Noise Limitation.
7. A clean up deposit may be imposed, based on the final Site Plan, and due two weeks prior to the Event. Clean up fee starting at \$150 will be charged if the area is not cleaned to the Town's standards by 9:00 a.m. the day of the Event.
8. Final Site Plan must be presented to Town Staff for approval at least 48 hours in advance of the Event. The Permit Holder shall arrange for an inspection of the event site to occur two hours before the start of the event. This inspection shall include Town's Event Manager or designee, and the Event's dedicated on-site representative for the purpose of ensuring the event is organized in a safe manner.
9. The cost of any inspections or work required by Town Staff after normal working hours will be billed to the Event and must be paid within two weeks of invoice date.
10. Insurance:
 - a. At least thirty (30) days prior to the Event, the Permit Holder shall provide a Certificate of Liability written in comprehensive form naming the Town as additional insured in the amount of:



TOWN OF LAUDERDALE-BY-THE-SEA SPECIAL EVENT PERMIT

- \$1,000,000 per occurrence and \$2,000,000 general aggregate for bodily injury; and
 - \$1,000,000 per occurrence and \$2,000,000 general aggregate for property damage with thirty (30) days written notice for cancellation
- b. No required policy shall have a deductible or self-insurance retention greater than \$15,000
- c. All policies must be issued by companies authorized to do business in the State of Florida and rated A- or better per Best's Key Rating Guide, latest edition. The certification of insurance will provide for the Town to receive 30 days' written notice prior to any cancellation, non-renewal or material change in the coverage provided, unless the insurance company refuses to provide such notice, as evidenced by affidavit of the policy holder or written documentation from the insurance company. In any event, the EVENT will be held responsible for providing the Town notice of any change in insurance coverage. The Town shall be named as an additional insured on all required insurance policies, and an endorsement reflecting this requirement will be issued as part of any required policies. Failure to comply with these requirements will justify a denial, suspension or revocation of the requested approval by the Interim Town Manager or designee.
11. In the event that control of any applicable event or activity, by contract or other arrangement, becomes the responsibility of a party other than the Event (the "Subcontractor"), the Subcontractor shall be required to meet the insurance and indemnification requirements of set forth in the Permit and this Approval, under which the EVENT is applying, as if they were the Event and will be held responsible for compliance with the Town Code as if the Subcontractor for the Event.
12. In the event that insurance certificates, licenses and other material requirements are not provided by the required dates, the approval for the Event shall expire unless the Town Manager finds there are extenuating circumstances that the Event sponsors have cured or can immediately cure without compromising the health, welfare and safety of the citizens of the Town of Lauderdale-By-The-Sea and those attending the Event, without increasing the administration costs of the Town.
13. The Event shall owe no monies to the Town at the time of the event or have any code citations or violations. There shall be no code violations or monies due such as fines, fees, taxes or other charges, permits or licenses outstanding or owed to the Town by the current or past property owners or operators of the Event unless all monies due are paid, permits/paperwork received, and code issues resolved 14 days prior to the Event.
14. The Town Manager may suspend permission for this event or require changes in the site plan due to conflicting activities, failure of the Event to comply with the terms and conditions of the Town's event permit, for health or safety issues, or for the best interests of the Town.
15. The Town Manager may approve minor logistical changes that are consistent with the Commission's policy direction on special events if deemed necessary by the Town or upon the EVENT proposing a valid reason.



TOWN OF LAUDERDALE-BY-THE-SEA SPECIAL EVENT PERMIT

16. Permission for the Event may be suspended or modified by the Commission, Town Manager, or designated Staff.
17. The Town Manager or onsite Town representative may terminate the Event or Event's participation due to the Event not complying with the terms and conditions of the Town's event permit, for health or other safety reasons.
18. If any Condition is not met by the EVENT, the Town may charge a \$500 fee for each occurrence of a violation of these Conditions.



TOWN OF LAUDERDALE-BY-THE-SEA SPECIAL EVENT PERMIT

DOCUMENTS AND PERMITS REQUIRED

All documents submitted.

SIGNATURES REQUIRED

PERMIT HOLDER: I agree to comply with all conditions of this permit	
SIGNATURE OF PERMIT HOLDER:	DATE:
 STEVE D' OLIVEIRA PRINTED NAME	

TOWN REPRESENTATIVE:	
SIGNATURE:	DATE:
 KATIE ANDERSON, EVENTS & MARKETING MANAGER PRINTED NAME & AFFILIATION TO EVENT	

TOWN REPRESENTATIVE:	
SIGNATURE:	DATE:
 COURTNEY EASLEY, ASSISTANT TO TOWN MANAGER PRINTED NAME & AFFILIATION TO EVENT	



Agenda Item No: 18.a.

Town Commission Agenda Item Report

Meeting Date: July 28, 2026

Submitted By: Lucila Lang, Finance Director

Submitting Department: Finance

Item Type: Resolution

Agenda Section: RESOLUTIONS – PUBLIC COMMENTS

Subject Title: RESOLUTION 2026-24: A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF LAUDERDALE-BY-THE-SEA, FLORIDA, ESTABLISHING A PROPOSED MILLAGE RATE FOR THE 2026-2027 FISCAL YEAR; PROVIDING FOR THE DATE, TIME, AND PLACE OF THE PUBLIC HEARING TO CONSIDER THE PROPOSED MILLAGE RATE AND TENTATIVE BUDGET; DIRECTING THE TOWN CLERK TO FILE SAID RESOLUTION WITH THE PROPERTY APPRAISER OF BROWARD COUNTY; AND PROVIDING AN EFFECTIVE DATE.

Explanation: Resolution No. 2026-24 (Exhibit 1) establishes the proposed millage rate for the fiscal year beginning October 1, 2026, and sets the date, time, and location for the first Public Budget Hearing. The hearing date has been scheduled in accordance with Chapter 200, Florida Statutes, and does not conflict with the budget hearings of Broward County or the Broward County School Board, thereby providing taxpayers with the opportunity to participate in each taxing authority's public hearing process.

The Broward County Property Appraiser has certified the Town's 2026 taxable values. The report reflects a **New Net Taxable Value** of **\$37,256,699**, resulting in a **Current Year Adjusted Taxable Value** of **\$3,948,793,342**, representing a **3.43% increase** over the prior year.

The General Fund is the Town's primary operating fund and finances essential municipal services including administration, public safety, public works, development services, parks and recreation, tourism, and community outreach. The proposed FY2027 General Fund budget has been developed to continue providing high-quality services while minimizing expenditure increases wherever possible.

A comparison of the FY2026 Adopted Budget and the FY2027 Proposed Budget is provided below.

GENERAL FUND				
General Fund Departments	FY2026 Adopted Budget	FY2027 Proposed Budget	Difference \$	Difference %
511000-Commission	\$ 353,940	\$ 369,729	\$ 15,789	4.46%
511100-Donations-Non-Profits	\$ 27,269	\$ 52,383	\$ 25,114	92.10%
511200-Visitor Center	\$ 125,260	\$ 121,735	\$ (3,525)	-2.81%
513000-Administration	\$ 1,525,958	\$ 1,645,732	\$ 119,774	7.85%
514000-Town Attorney	\$ 400,000	\$ 412,025	\$ 12,025	3.01%
519000-General Government	\$ 1,277,774	\$ 1,300,001	\$ 22,227	1.74%
519100-Tourism & Community Outreach	\$ 642,387	\$ 693,040	\$ 50,653	7.89%
521000-Police Department	\$ 7,278,274	\$ 7,952,217	\$ 673,943	9.26%
523000-Emergency Medical Services	\$ 1,440,000	\$ 2,600,000	\$ 1,160,000	80.56%
524000-Development Services	\$ 1,163,178	\$ 1,285,900	\$ 122,722	10.55%
541100-Public Works Division	\$ 4,121,540	\$ 4,289,215	\$ 167,675	4.07%
572000-Recreation	\$ 121,548	\$ 128,025	\$ 6,477	5.33%
581100-Interfund Transfers	\$ 3,179,080	\$ -	\$ (3,179,080)	-100.00%
TOTAL:	\$ 21,656,208	\$ 20,850,002	\$ (806,206)	-3.72%

FY2027 Budget Overview

Excluding capital projects, the proposed FY2027 General Fund budget totals **\$20,850,002**, representing a **decrease of \$806,206 (3.72%)** compared to the FY2026 Adopted Budget.

Although overall expenditures have stayed stable or show a small % increase, several significant cost increases continue to impact the Town's operating budget. These include:

- Increased contractual costs for Broward Sheriff's Office (BSO) Police Services.
- Increased Emergency Medical Services (EMS) costs.
- Personnel-related cost increases, including:
 - Anticipated health insurance premium increases by approximately 18%.
 - Increased Florida Retirement System (FRS) employer contribution rates.
- General inflationary increases affecting goods, services, and contractual obligations.

Staff has minimized budget increases wherever possible. Notable departmental changes include:

- Donation requests increased by **\$25,114 (92.10%)**.
- The proposed Police Services budget includes funding for a Marine Unit Patrol operating three days per week, eight hours per day, at an annual cost of **\$134,784**.
- Development Services reflects only minor increases, primarily for professional dues and subscriptions associated with the Assistant Development Services Director and Planner positions.
- Public Works reflects minimal increases, with additional funding primarily for town wide

sidewalk repairs, required employee training, and professional dues and subscriptions.

- Addition of Deputy Town Manager Position – The proposed FY2027 budget includes funding for a Deputy Town Manager position to strengthen the Town's executive leadership and enhance the implementation of strategic initiatives. The Deputy Town Manager would provide executive-level support to the Town Manager, collaborate with the Town Commission and department directors, coordinate cross-departmental initiatives, pursue grant funding opportunities, oversee capital improvement projects, and assist with the implementation of the Town's Strategic Plan.

The position would serve as the central point of accountability for strategic initiatives, economic development, grant administration, business engagement, commercial revitalization, destination positioning, and coordination of resident concerns. Economic development within the Town is not intended to promote large-scale growth, but rather to preserve Lauderdale-by-the-Sea's unique character while strengthening and sustaining its existing commercial districts. The focus would be on supporting compatible businesses, encouraging reinvestment in aging commercial properties, reducing commercial vacancies, enhancing the visitor experience, and fostering a vibrant local economy consistent with the Town's vision.

This position would help ensure that the Town's infrastructure, commercial areas, and strategic priorities continue to evolve in a manner that preserves the community's small-town identity while supporting long-term financial sustainability. The Town's Strategic Plan recognizes the importance of balancing the needs of residents, businesses, visitors, infrastructure, regulatory requirements, and private investment. Establishing a Deputy Town Manager position provides dedicated leadership to coordinate these priorities and advance the Commission's strategic objectives.

Public Safety remains the Town's largest expenditure, with Police and Emergency Medical Services representing approximately **51% of General Fund expenditures**. (Fire Protection Services are currently funded through the Fire Fund.)

Proposed Millage Rate

Based upon projected expenditures and anticipated revenues, staff recommends a proposed millage rate of **4.1530 mills**.

At this proposed millage rate, total General Fund revenues are projected at **\$20,850,002**, which will provide sufficient funding for General Fund operations, including:

- **\$10,297,785** for General Government and operating departments.
- **\$7,952,274** for Police Services, including an increase of approximately **\$673,943**.
- **\$2,600,000** for the General Fund's share of Emergency Medical Services, reflecting an estimated increase of approximately **\$1,160,000**.

The proposed budget also includes revenues generated from utility taxes, franchise fees, licenses and permits, and a transfer from the Building Fund. Consistent with Florida municipal budgeting practices and State reporting requirements, ad valorem revenues have been budgeted at **95% of gross taxes levied**.

A comparison of projected revenues under the proposed millage rate, the current millage rate, and the rolled-back rate is provided below.

<u>Millage Rate</u>		<u>Gross Taxes to be levied</u>	<u>Net Taxes to be collected at 95%</u>	<u>Additional Income</u>	<u>Transfers</u>	<u>Additional Funds Required to cover operational expenses</u>
Current Rate	3.9000	\$ 15,545,595	\$ 14,768,315	\$ 4,823,639	\$ 300,000	\$ (958,048)
Proposed Rate	4.1530	\$ 16,554,066	\$ 15,726,363	\$ 4,823,639	\$ 300,000	\$ -
Roll Back Rate	3.7708	\$ 15,030,597	\$ 14,279,068	\$ 4,823,639	\$ 300,000	\$ (1,447,295)

The proposed millage rate of **4.1530 mills**, together with all other projected revenues, is sufficient to fully fund the FY2027 General Fund budget.

Conversely, adoption of the **rollback rate of 3.7708 mills** would result in an estimated **General Fund operating shortfall of approximately \$1,447,295**, requiring either significant expenditure reductions, the use of available fund balance, or the identification of alternative revenue sources.

Relationship to the Fire Assessment

The proposed millage rate assumes continuation of the Commission's previously approved allocation methodology for Emergency Medical Services, with **60% funded through the Fire Fund and 40% funded through the General Fund**.

On July 14, 2026, the Commission approved tentative Fire Assessment rates of **\$509.70 per residential unit** and **\$0.76 per square foot for commercial properties**, which support maintaining this allocation methodology.

The Town Attorney examined the Town Commission's inquiry regarding whether it would be possible to maintain the proposed fire assessment rate for residential uses while reducing the rate for commercial uses. She confirmed that the relationship between the two rates paid by Town property owners must not be changed, because it is determined by data on the number of fire calls to residential vs. commercial uses that forms the basis of the study that establishes the validity of the fire assessment methodology. The most recent study determined, consistent with past studies, that 86% of the calls were residential while 14% were commercial. The methodology therefore collects 86% of the total fire cost from residential uses and 14% of the total fire cost from commercial uses. Reducing the commercial rate only would be inconsistent with this data; changing the level of subsidy that the general fund provides to the fire expenses for all users would not be. Future studies could evaluate Town-specific data on subcategories of these two uses (high rise vs. single family, retail vs. restaurant, etc.) as has also been discussed, to see whether the data supports changes in the current methodology, but the Town cannot revise the methodology without a further study.

At the Commission's request, staff has also prepared several alternative funding scenarios that would modify the Fire Fund/General Fund allocation and reduce the fire assessment rate. Because these alternatives would shift additional Emergency Medical Services costs to the General Fund, implementation of any of these options would require reconsideration of the proposed millage rate; see chart below:

Cost of Fire Services-EMS Allocation to General Fund				
<u>Information</u> <u>used for</u> <u>calculations</u> <u>below.</u>	<u>Proposed</u> <u>Annual</u> <u>Expense</u>	<u>General Fund</u> <u>% Allocation</u>	<u>General</u> <u>Fund</u> <u>Expense \$\$</u>	<u>Required</u> <u>Millage</u> <u>Rate</u>
	\$6,500,000.00	40%	\$ 2,600,000.00	4.1530
		50%	\$ 3,250,000.00	4.3246
		60%	\$ 3,900,000.00	4.4963
		70%	\$ 4,550,000.00	4.6680
		80%	\$ 5,200,000.00	4.8396

Information regarding Senate Bill 4F:

Senate Bill 4-F (Chapter 2026-240, Laws of Florida) became law on **July 1, 2026**, and revises the voting thresholds required for local governments to adopt millage rates. Under the new law:

- A millage rate **at or below the rolled-back rate** may be adopted by a **simple majority vote** of the governing body (3 of 5 Commissioners).
- A millage rate **greater than the rolled-back rate but not more than 110% of the rolled-back rate** requires approval by a **two-thirds vote** of the governing body. For a five-member Commission, this requires **4 of 5 Commissioners**.
- A millage rate **greater than 110% of the rolled-back rate** requires a **unanimous vote** of the governing body (5 of 5 Commissioners).

Based on the FY2027 proposed budget:

- The **rolled-back rate of 3.7708 mills** may be adopted by a **3/5 vote** of the Town Commission.
- Maintaining the **current millage rate of 3.9000 mills** requires a **4/5 vote** of the Town Commission.
- Adopting the **recommended millage rate of 4.1530 mills**, which assumes continuation of the **60% Fire Fund / 40% General Fund allocation** for Emergency Medical Services, requires a **unanimous 5/5 vote** of the Town Commission because it exceeds 110% of the rolled-back rate.
- Adopting the **alternative millage rate of 4.3246 mills**, which reflects a **50% Fire Fund**

/ **50% General Fund allocation**, also requires a **unanimous 5/5 vote** of the Town Commission because it likewise exceeds 110% of the rolled-back rate.

For additional consideration, the chart below displays the estimated Fund Balances for the close of FY2026:

FY27		
PROJECTED FUND BALANCES AND RESERVES		
	Actual 9/30/25	Estimated as of 9/30/26
GENERAL FUND		
Unassigned Fund Balance	\$ 7,064,401	\$ 3,289,542
Subtotal	\$ 7,064,401	\$ 3,289,542
CAPITAL FUND		
Projects	\$ 2,499,269	\$ 3,753,514
Subtotal	\$ 2,499,269	\$ 3,753,514
FIRE FUND Balance-Restricted	\$ 1,990,968	\$ 748,226
Public Safety Facility Account	\$ 1,302,303	\$ 1,302,303
PARKING FUND	\$ 6,699,585	\$ 5,806,990
INVESTMENTS as of March 2026		
South State Investment Services	\$ 4,039,551.85	
SBA Florida Prime-Investment	\$ 4,638,986.20	
SBA Trust Fund Pools	\$ 308,582.85	
Total:	\$ 8,987,120.90	

Staff Recommendation

Staff recommends that the Commission establish a tentative FY2027 millage rate of **4.1530 mills**.

The millage rate adopted at this meeting represents the **maximum** rate that may be levied for FY2027. The adopted tentative rate will be submitted to the Broward County Property Appraiser for inclusion on the Truth in Millage (TRIM) Notices distributed to property owners. During the September public budget hearings, the Commission may reduce the tentative millage rate but may not increase it above the rate established at this meeting.

Recommendation: Staff recommends that the Town Commission approve Resolution 2026-24 for a proposed 4.1530 millage rate for FY2027.

Exhibits:

1. Resolution 2026-24 Establishing Tentative Millage Rate 07282026
2. Fire Fund_General Fund Allocations
3. Millage Rate and Fire Assessment for Residents
4. Millage Rate and Fire Assessment for Commercial

- 1
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- 4

**A RESOLUTION OF THE TOWN OF LAUDERDALE-BY-
THE-SEA, FLORIDA, ESTABLISHING A PROPOSED
MILLAGE RATE FOR THE 2026/2027 FISCAL YEAR;
PROVIDING FOR THE DATE, TIME, AND PLACE OF THE
PUBLIC HEARING TO CONSIDER THE PROPOSED
MILLAGE RATE AND TENTATIVE BUDGET; DIRECTING
THE TOWN CLERK TO FILE SAID RESOLUTION WITH
THE PROPERTY APPRAISER OF BROWARD COUNTY;
AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, Chapter 200, Florida Statutes, Determination of Millage, sets forth the procedures that must be followed in establishing a millage rate and adopting an annual budget; and

WHEREAS, the Broward County Property Appraiser has certified the taxable value of property within the Town of Lauderdale-By-The-Sea, as required by Sections 200.065(1) and 193.023, Florida Statutes; and

WHEREAS, pursuant to Section 200.065(2)(b), the Town is required to establish its proposed millage rate and the date, time and place that the public hearing will be held to consider the proposed millage rate and tentative budget.

**NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COMMISSION OF THE
TOWN OF LAUDERDALE-BY-THE-SEA, FLORIDA:**

Section 1. Each “WHEREAS” clause set forth is true and correct and herein incorporated by this reference.

Section 2. The Town Commission hereby establishes as the proposed millage rate for the 2026/2027 Fiscal Year: 4.1530, which is \$4.15 per \$1,000.00 of assessed property value and which is greater than the rolled back rate of 3.7708 by 10.14%.

Section 3. The Town Commission hereby establishes the date for a public hearing on the tentative budget and proposed millage rate to be held as September 2, 2026, at 5:01 p.m. at Jarvis Hall, 4505 N. Ocean Drive, Lauderdale-By-The-Sea, FL 33308. In the event that the Board of County Commissioners of Broward County, Florida or the School Board of Broward County schedules any County or School Board Budget Hearing on a date set for a Town Budget Hearing, the Town Manager is authorized to change the date of the Town Budget Hearing.

Section. 4. The Town Clerk is directed to send the original Certification of Taxable Value and a certified copy of this Resolution to the Property Appraiser on or before August 4, 2026.

Section 5. This Resolution shall become effective immediately upon its passage.

PASSED AND ADOPTED this 28th day of July, 2026.

Mayor Edmund Malkoon

Attest:

APPROVED AS TO FORM:

Melissa Vasami, Town Clerk

Susan Trevarthen, Town Attorney

(CORPORATE SEAL)

Proposed Annual Expense	Fire Fund Expense	General Fund Expense	Residential Rate	Difference from current rate of \$303.39	Commercial Rate	Difference from current rate of \$0.45 per square foot	Percentage Increase Fire Assessment Fees		Generates in Fire Assessments Revenue	Difference in Revenue and Expense
	60%	40%	\$ 303.39		\$ 0.4500		Residential	Commercial	\$ 2,338,306.24	
\$6,500,000.00	\$3,900,000.00	\$2,600,000.00	\$ 509.70	\$ 206.31	\$ 0.4500	\$ -	68%	0%	\$ 3,667,540.94	\$ (232,459.06)
			\$ 509.70	\$ 206.31	\$ 0.4600	\$ 0.0100	68%	2%	\$ 3,675,281.14	\$ (224,718.86)
			\$ 509.70	\$ 206.31	\$ 0.4700	\$ 0.0200	68%	4%	\$ 3,683,021.34	\$ (216,978.66)
			\$ 509.70	\$ 206.31	\$ 0.4799	\$ 0.0299	68%	7%	\$ 3,690,684.14	\$ (209,315.86)
			\$ 509.70	\$ 206.31	\$ 0.4908	\$ 0.0408	68%	9%	\$ 3,699,120.96	\$ (200,879.04)
			\$ 509.70	\$ 206.31	\$ 0.4999	\$ 0.0499	68%	11%	\$ 3,706,164.54	\$ (193,835.46)
			\$ 509.70	\$ 206.31	\$ 0.5100	\$ 0.0600	68%	13%	\$ 3,713,982.15	\$ (186,017.85)
			\$ 509.70	\$ 206.31	\$ 0.5200	\$ 0.0700	68%	16%	\$ 3,721,722.35	\$ (178,277.65)
			\$ 509.70	\$ 206.31	\$ 0.5300	\$ 0.0800	68%	18%	\$ 3,729,462.55	\$ (170,537.45)
			\$ 509.70	\$ 206.31	\$ 0.5400	\$ 0.0900	68%	20%	\$ 3,737,202.75	\$ (162,797.25)
			\$ 509.70	\$ 206.31	\$ 0.5450	\$ 0.0950	68%	21%	\$ 3,741,072.85	\$ (158,927.15)
			\$ 509.70	\$ 206.31	\$ 0.5601	\$ 0.1101	68%	24%	\$ 3,752,760.55	\$ (147,239.45)
			\$ 509.70	\$ 206.31	\$ 0.5700	\$ 0.1200	68%	27%	\$ 3,760,423.35	\$ (139,576.65)
			\$ 509.70	\$ 206.31	\$ 0.5751	\$ 0.1251	68%	28%	\$ 3,764,370.85	\$ (135,629.15)
			\$ 509.70	\$ 206.31	\$ 0.5800	\$ 0.1300	68%	29%	\$ 3,768,163.55	\$ (131,836.45)
			\$ 509.70	\$ 206.31	\$ 0.5860	\$ 0.1360	68%	30%	\$ 3,772,807.67	\$ (127,192.33)
			\$ 509.70	\$ 206.31	\$ 0.5900	\$ 0.1400	68%	31%	\$ 3,775,903.75	\$ (124,096.25)
			\$ 509.70	\$ 206.31	\$ 0.6001	\$ 0.1501	68%	33%	\$ 3,783,721.36	\$ (116,278.64)
			\$ 509.70	\$ 206.31	\$ 0.6100	\$ 0.1600	68%	36%	\$ 3,791,384.16	\$ (108,615.84)
			\$ 509.70	\$ 206.31	\$ 0.6200	\$ 0.1700	68%	38%	\$ 3,799,124.36	\$ (100,875.64)
			\$ 509.70	\$ 206.31	\$ 0.6300	\$ 0.1800	68%	40%	\$ 3,806,864.56	\$ (93,135.44)
			\$ 509.70	\$ 206.31	\$ 0.6400	\$ 0.1900	68%	42%	\$ 3,814,604.76	\$ (85,395.24)
			\$ 509.70	\$ 206.31	\$ 0.6500	\$ 0.2000	68%	44%	\$ 3,822,344.96	\$ (77,655.04)
			\$ 509.70	\$ 206.31	\$ 0.6600	\$ 0.2100	68%	47%	\$ 3,830,085.16	\$ (69,914.84)
			\$ 509.70	\$ 206.31	\$ 0.6700	\$ 0.2200	68%	49%	\$ 3,837,825.36	\$ (62,174.64)
			\$ 509.70	\$ 206.31	\$ 0.6800	\$ 0.2300	68%	51%	\$ 3,845,565.56	\$ (54,434.44)
			\$ 509.70	\$ 206.31	\$ 0.6900	\$ 0.2400	68%	53%	\$ 3,853,305.76	\$ (46,694.24)
			\$ 509.70	\$ 206.31	\$ 0.7000	\$ 0.2500	68%	56%	\$ 3,861,045.96	\$ (38,954.04)
			\$ 509.70	\$ 206.31	\$ 0.7100	\$ 0.2600	68%	58%	\$ 3,868,786.17	\$ (31,213.83)
			\$ 509.70	\$ 206.31	\$ 0.7200	\$ 0.2700	68%	60%	\$ 3,876,526.37	\$ (23,473.63)
			\$ 509.70	\$ 206.31	\$ 0.7300	\$ 0.2800	68%	62%	\$ 3,884,266.57	\$ (15,733.43)
			\$ 509.70	\$ 206.31	\$ 0.7400	\$ 0.2900	68%	64%	\$ 3,892,006.77	\$ (7,993.23)
			\$ 509.70	\$ 206.31	\$ 0.7500	\$ 0.3000	68%	67%	\$ 3,899,746.97	\$ (253.03)
			\$ 509.70	\$ 206.31	\$ 0.7600	\$ 0.3100	68%	69%	\$ 3,907,487.17	\$ 7,487.17

Proposed Annual Expense	Fire Fund Expense	General Fund Expense	Residential Rate	Difference from current rate of \$303.39	Commercial Rate	Difference from current rate of \$0.45 per square foot	Percentage Increase Fire Assessment Fees		Generates in Fire Assessments Revenue	Difference In Revenue and Expense
	50%	50%	\$ 303.39		\$ 0.4500		Residential	Commercial	\$ 2,338,306.24	
\$6,500,000.00	\$3,250,000.00	\$3,250,000.00	\$ 444.89	\$ 141.50	\$ 0.4500	\$ -	47%	0%	\$ 3,249,976.59	\$ (23.41)
			\$ 443.69	\$ 140.30	\$ 0.4600	\$ 0.0100	46%	2%	\$ 3,249,985.31	\$ (14.69)
			\$ 442.49	\$ 139.10	\$ 0.4700	\$ 0.0200	46%	4%	\$ 3,249,994.03	\$ (5.97)
			\$ 441.30	\$ 137.91	\$ 0.4799	\$ 0.0299	45%	7%	\$ 3,249,989.78	\$ (10.22)
			\$ 440.00	\$ 136.61	\$ 0.4908	\$ 0.0408	45%	9%	\$ 3,250,050.83	\$ 50.83
			\$ 438.89	\$ 135.50	\$ 0.4999	\$ 0.0499	45%	11%	\$ 3,249,942.79	\$ (57.21)
			\$ 437.69	\$ 134.30	\$ 0.5100	\$ 0.0600	44%	13%	\$ 3,250,028.92	\$ 28.92
			\$ 436.49	\$ 133.10	\$ 0.5200	\$ 0.0700	44%	16%	\$ 3,250,037.64	\$ 37.64
			\$ 435.29	\$ 131.90	\$ 0.5300	\$ 0.0800	43%	18%	\$ 3,250,046.36	\$ 46.36
			\$ 434.08	\$ 130.69	\$ 0.5400	\$ 0.0900	43%	20%	\$ 3,249,990.65	\$ (9.35)
			\$ 433.48	\$ 130.09	\$ 0.5450	\$ 0.0950	43%	21%	\$ 3,249,995.01	\$ (4.99)
			\$ 431.67	\$ 128.28	\$ 0.5601	\$ 0.1101	42%	24%	\$ 3,250,021.07	\$ 21.07
			\$ 430.48	\$ 127.09	\$ 0.5700	\$ 0.1200	42%	27%	\$ 3,250,016.81	\$ 16.81
			\$ 429.87	\$ 126.48	\$ 0.5751	\$ 0.1251	42%	28%	\$ 3,250,034.15	\$ 34.15
			\$ 429.28	\$ 125.89	\$ 0.5800	\$ 0.1300	41%	29%	\$ 3,250,025.53	\$ 25.53
			\$ 428.56	\$ 125.17	\$ 0.5860	\$ 0.1360	41%	30%	\$ 3,250,030.77	\$ 30.77
			\$ 428.07	\$ 124.68	\$ 0.5900	\$ 0.1400	41%	31%	\$ 3,249,969.83	\$ (30.17)
			\$ 426.86	\$ 123.47	\$ 0.6001	\$ 0.1501	41%	33%	\$ 3,249,991.52	\$ (8.48)
			\$ 425.67	\$ 122.28	\$ 0.6100	\$ 0.1600	40%	36%	\$ 3,249,987.27	\$ (12.73)
			\$ 424.47	\$ 121.08	\$ 0.6200	\$ 0.1700	40%	38%	\$ 3,249,995.99	\$ (4.01)
			\$ 423.27	\$ 119.88	\$ 0.6300	\$ 0.1800	40%	40%	\$ 3,250,004.71	\$ 4.71
			\$ 422.07	\$ 118.68	\$ 0.6400	\$ 0.1900	39%	42%	\$ 3,250,013.43	\$ 13.43
			\$ 420.87	\$ 117.48	\$ 0.6500	\$ 0.2000	39%	44%	\$ 3,250,022.15	\$ 22.15
			\$ 419.67	\$ 116.28	\$ 0.6600	\$ 0.2100	38%	47%	\$ 3,250,030.87	\$ 30.87
			\$ 418.47	\$ 115.08	\$ 0.6700	\$ 0.2200	38%	49%	\$ 3,250,039.59	\$ 39.59
			\$ 417.26	\$ 113.87	\$ 0.6800	\$ 0.2300	38%	51%	\$ 3,249,983.89	\$ (16.11)
			\$ 416.06	\$ 112.67	\$ 0.6900	\$ 0.2400	37%	53%	\$ 3,249,992.61	\$ (7.39)
			\$ 414.86	\$ 111.47	\$ 0.7000	\$ 0.2500	37%	56%	\$ 3,250,001.33	\$ 1.33
			\$ 413.66	\$ 110.27	\$ 0.7100	\$ 0.2600	36%	58%	\$ 3,250,010.05	\$ 10.05
			\$ 412.46	\$ 109.07	\$ 0.7200	\$ 0.2700	36%	60%	\$ 3,250,018.77	\$ 18.77
			\$ 411.26	\$ 107.87	\$ 0.7300	\$ 0.2800	36%	62%	\$ 3,250,027.49	\$ 27.49
			\$ 410.05	\$ 106.66	\$ 0.7400	\$ 0.2900	35%	64%	\$ 3,249,971.78	\$ (28.22)
			\$ 408.85	\$ 105.46	\$ 0.7500	\$ 0.3000	35%	67%	\$ 3,249,980.50	\$ (19.50)
			\$ 407.65	\$ 104.26	\$ 0.7600	\$ 0.3100	34%	69%	\$ 3,249,989.23	\$ (10.77)

Proposed Annual Expense	Fire Fund Expense	General Fund Expense	Residential Rate	Difference from current rate of \$303.39	Commercial Rate	Difference from current rate of \$0.45 per square foot	Percentage Increase Fire Assessment Fees		Generates in Fire Assessments Revenue	Difference in Revenue and Expense
	40%	60%	\$ 303.39		\$ 0.4500		Residential	Commercial	\$ 2,338,306.24	
\$6,500,000.00	\$2,600,000.00	\$3,900,000.00	\$ 344.01	\$ 40.62	\$ 0.4500	\$ -	13%	0%	\$ 2,600,016.84	\$ 16.84
			\$ 342.81	\$ 39.42	\$ 0.4600	\$ 0.0100	13%	2%	\$ 2,600,025.56	\$ 25.56
			\$ 341.61	\$ 38.22	\$ 0.4700	\$ 0.0200	13%	4%	\$ 2,600,034.28	\$ 34.28
			\$ 340.41	\$ 37.02	\$ 0.4799	\$ 0.0299	12%	7%	\$ 2,599,965.60	\$ (34.40)
			\$ 339.11	\$ 35.72	\$ 0.4908	\$ 0.0408	12%	9%	\$ 2,600,026.65	\$ 26.65
			\$ 338.01	\$ 34.62	\$ 0.4999	\$ 0.0499	11%	11%	\$ 2,599,983.04	\$ (16.96)
			\$ 336.80	\$ 33.41	\$ 0.5100	\$ 0.0600	11%	13%	\$ 2,600,004.74	\$ 4.74
			\$ 335.60	\$ 32.21	\$ 0.5200	\$ 0.0700	11%	16%	\$ 2,600,013.46	\$ 13.46
			\$ 334.40	\$ 31.01	\$ 0.5300	\$ 0.0800	10%	18%	\$ 2,600,022.18	\$ 22.18
			\$ 333.19	\$ 29.80	\$ 0.5400	\$ 0.0900	10%	20%	\$ 2,599,966.47	\$ (33.53)
			\$ 332.60	\$ 29.21	\$ 0.5450	\$ 0.0950	10%	21%	\$ 2,600,035.26	\$ 35.26
			\$ 330.78	\$ 27.39	\$ 0.5601	\$ 0.1101	9%	24%	\$ 2,599,996.88	\$ (3.12)
			\$ 329.59	\$ 26.20	\$ 0.5700	\$ 0.1200	9%	27%	\$ 2,599,992.63	\$ (7.37)
			\$ 328.98	\$ 25.59	\$ 0.5751	\$ 0.1251	8%	28%	\$ 2,600,009.97	\$ 9.97
			\$ 328.39	\$ 25.00	\$ 0.5800	\$ 0.1300	8%	29%	\$ 2,600,001.35	\$ 1.35
			\$ 327.67	\$ 24.28	\$ 0.5860	\$ 0.1360	8%	30%	\$ 2,600,006.59	\$ 6.59
			\$ 327.19	\$ 23.80	\$ 0.5900	\$ 0.1400	8%	31%	\$ 2,600,010.07	\$ 10.07
			\$ 325.98	\$ 22.59	\$ 0.6001	\$ 0.1501	7%	33%	\$ 2,600,031.77	\$ 31.77
			\$ 324.79	\$ 21.40	\$ 0.6100	\$ 0.1600	7%	36%	\$ 2,600,027.52	\$ 27.52
			\$ 323.58	\$ 20.19	\$ 0.6200	\$ 0.1700	7%	38%	\$ 2,599,971.81	\$ (28.19)
			\$ 322.40	\$ 19.01	\$ 0.6300	\$ 0.1800	6%	40%	\$ 2,600,109.39	\$ 109.39
			\$ 321.18	\$ 17.79	\$ 0.6400	\$ 0.1900	6%	42%	\$ 2,599,989.25	\$ (10.75)
			\$ 319.98	\$ 16.59	\$ 0.6500	\$ 0.2000	5%	44%	\$ 2,599,997.97	\$ (2.03)
			\$ 318.78	\$ 15.39	\$ 0.6600	\$ 0.2100	5%	47%	\$ 2,600,006.69	\$ 6.69
			\$ 317.58	\$ 14.19	\$ 0.6700	\$ 0.2200	5%	49%	\$ 2,600,015.41	\$ 15.41
			\$ 316.38	\$ 12.99	\$ 0.6800	\$ 0.2300	4%	51%	\$ 2,600,024.13	\$ 24.13
			\$ 315.18	\$ 11.79	\$ 0.6900	\$ 0.2400	4%	53%	\$ 2,600,032.86	\$ 32.86
			\$ 313.98	\$ 10.59	\$ 0.6999	\$ 0.2499	3%	56%	\$ 2,599,964.17	\$ (35.83)
			\$ 312.77	\$ 9.38	\$ 0.7100	\$ 0.2600	3%	58%	\$ 2,599,985.87	\$ (14.13)
			\$ 311.57	\$ 8.18	\$ 0.7200	\$ 0.2700	3%	60%	\$ 2,599,994.59	\$ (5.41)
			\$ 310.37	\$ 6.98	\$ 0.7300	\$ 0.2800	2%	62%	\$ 2,600,003.31	\$ 3.31
			\$ 309.17	\$ 5.78	\$ 0.7400	\$ 0.2900	2%	64%	\$ 2,600,012.03	\$ 12.03
			\$ 307.97	\$ 4.58	\$ 0.7500	\$ 0.3000	2%	67%	\$ 2,600,020.75	\$ 20.75
			\$ 306.76	\$ 3.37	\$ 0.7600	\$ 0.3100	1%	69%	\$ 2,599,965.04	\$ (34.96)

Proposed Annual Expense	Fire Fund Expense	General Fund Expense	Residential Rate	Difference from current rate of \$303.39	Commercial Rate	Difference from current rate of \$0.45 per square foot	Percentage Increase Fire Assessment Fees		Generates in Fire Assessments Revenue	Difference in Revenue and Expense
	30%	70%	\$ 303.39		\$ 0.4500		Residential	Commercial	\$ 2,338,306.24	
\$6,500,000.00	\$1,950,000.00	\$4,550,000.00	\$ 243.12	\$ (60.27)	\$ 0.4500	\$ -	-20%	0%	\$ 1,949,992.66	\$ (7.34)
			\$ 241.92	\$ (61.47)	\$ 0.4600	\$ 0.0100	-20%	2%	\$ 1,950,001.38	\$ 1.38
			\$ 240.72	\$ (62.67)	\$ 0.4700	\$ 0.0200	-21%	4%	\$ 1,950,010.10	\$ 10.10
			\$ 239.53	\$ (63.86)	\$ 0.4799	\$ 0.0299	-21%	7%	\$ 1,950,005.85	\$ 5.85
			\$ 238.22	\$ (65.17)	\$ 0.4908	\$ 0.0408	-21%	9%	\$ 1,950,002.47	\$ 2.47
			\$ 237.13	\$ (66.26)	\$ 0.4999	\$ 0.0499	-22%	11%	\$ 1,950,023.29	\$ 23.29
			\$ 235.91	\$ (67.48)	\$ 0.5100	\$ 0.0600	-22%	13%	\$ 1,949,980.55	\$ (19.45)
			\$ 234.71	\$ (68.68)	\$ 0.5200	\$ 0.0700	-23%	16%	\$ 1,949,989.28	\$ (10.72)
			\$ 233.51	\$ (69.88)	\$ 0.5300	\$ 0.0800	-23%	18%	\$ 1,949,998.00	\$ (2.00)
			\$ 232.31	\$ (71.08)	\$ 0.5400	\$ 0.0900	-23%	20%	\$ 1,950,006.72	\$ 6.72
			\$ 231.11	\$ (72.28)	\$ 0.5500	\$ 0.1000	-24%	22%	\$ 1,950,015.44	\$ 15.44
			\$ 229.89	\$ (73.50)	\$ 0.5601	\$ 0.1101	-24%	24%	\$ 1,949,972.70	\$ (27.30)
			\$ 228.71	\$ (74.68)	\$ 0.5700	\$ 0.1200	-25%	27%	\$ 1,950,032.88	\$ 32.88
			\$ 228.09	\$ (75.30)	\$ 0.5751	\$ 0.1251	-25%	28%	\$ 1,949,985.79	\$ (14.21)
			\$ 227.49	\$ (75.90)	\$ 0.5801	\$ 0.1301	-25%	29%	\$ 1,949,990.15	\$ (9.85)
			\$ 226.77	\$ (76.62)	\$ 0.5861	\$ 0.1361	-25%	30%	\$ 1,949,995.38	\$ (4.62)
			\$ 226.18	\$ (77.21)	\$ 0.5910	\$ 0.1410	-25%	31%	\$ 1,949,986.77	\$ (13.23)
			\$ 225.11	\$ (78.28)	\$ 0.5999	\$ 0.1499	-26%	33%	\$ 1,949,981.64	\$ (18.36)
			\$ 223.90	\$ (79.49)	\$ 0.6100	\$ 0.1600	-26%	36%	\$ 1,950,003.34	\$ 3.34
			\$ 222.60	\$ (80.79)	\$ 0.6208	\$ 0.1708	-27%	38%	\$ 1,949,986.98	\$ (13.02)
			\$ 221.50	\$ (81.89)	\$ 0.6300	\$ 0.1800	-27%	40%	\$ 1,950,020.78	\$ 20.78
			\$ 219.95	\$ (83.44)	\$ 0.6429	\$ 0.1929	-28%	43%	\$ 1,950,019.14	\$ 19.14
			\$ 218.99	\$ (84.40)	\$ 0.6509	\$ 0.2009	-28%	45%	\$ 1,950,026.12	\$ 26.12
			\$ 217.85	\$ (85.54)	\$ 0.6604	\$ 0.2104	-28%	47%	\$ 1,950,034.40	\$ 34.40
			\$ 216.75	\$ (86.64)	\$ 0.6695	\$ 0.2195	-29%	49%	\$ 1,949,990.80	\$ (9.20)
			\$ 215.45	\$ (87.94)	\$ 0.6803	\$ 0.2303	-29%	51%	\$ 1,949,974.44	\$ (25.56)
			\$ 214.23	\$ (89.16)	\$ 0.6905	\$ 0.2405	-29%	53%	\$ 1,950,009.11	\$ 9.11
			\$ 213.10	\$ (90.29)	\$ 0.6999	\$ 0.2499	-30%	56%	\$ 1,950,004.42	\$ 4.42
			\$ 211.86	\$ (91.53)	\$ 0.7102	\$ 0.2602	-30%	58%	\$ 1,949,987.63	\$ (12.37)
			\$ 210.66	\$ (92.73)	\$ 0.7202	\$ 0.2702	-31%	60%	\$ 1,949,996.35	\$ (3.65)
			\$ 209.36	\$ (94.03)	\$ 0.7310	\$ 0.2810	-31%	62%	\$ 1,949,980.00	\$ (20.00)
			\$ 208.22	\$ (95.17)	\$ 0.7405	\$ 0.2905	-31%	65%	\$ 1,949,988.29	\$ (11.71)
			\$ 206.96	\$ (96.43)	\$ 0.7510	\$ 0.3010	-32%	67%	\$ 1,949,997.44	\$ (2.56)
			\$ 205.88	\$ (97.51)	\$ 0.7600	\$ 0.3100	-32%	69%	\$ 1,950,005.29	\$ 5.29

Proposed Annual Expense	Fire Fund Expense	General Fund Expense	Residential Rate	Difference from current rate of \$303.39	Commercial Rate	Difference from current rate of \$0.45 per square foot	Percentage Increase Fire Assessment Fees		Generates in Fire Assessments Revenue	Difference in Revenue and Expense
	20%	80%	\$ 303.39		\$ 0.4500		Residential	Commercial	\$ 2,338,306.24	
\$6,500,000.00	\$1,300,000.00	\$5,200,000.00	\$ 142.24	\$ (161.15)	\$ 0.4500	\$ -	-53%	0%	\$ 1,300,032.91	\$ 32.91
			\$ 141.02	\$ (162.37)	\$ 0.4601	\$ 0.0101	-54%	2%	\$ 1,299,990.17	\$ (9.83)
			\$ 139.83	\$ (163.56)	\$ 0.4700	\$ 0.0200	-54%	4%	\$ 1,299,985.92	\$ (14.08)
			\$ 138.64	\$ (164.75)	\$ 0.4799	\$ 0.0299	-54%	7%	\$ 1,299,981.67	\$ (18.33)
			\$ 137.33	\$ (166.06)	\$ 0.4908	\$ 0.0408	-55%	9%	\$ 1,299,978.29	\$ (21.71)
			\$ 136.24	\$ (167.15)	\$ 0.4999	\$ 0.0499	-55%	11%	\$ 1,299,999.11	\$ (0.89)
			\$ 135.01	\$ (168.38)	\$ 0.5101	\$ 0.0601	-55%	13%	\$ 1,299,969.35	\$ (30.65)
			\$ 133.80	\$ (169.59)	\$ 0.5202	\$ 0.0702	-56%	16%	\$ 1,299,991.04	\$ (8.96)
			\$ 132.55	\$ (170.84)	\$ 0.5306	\$ 0.0806	-56%	18%	\$ 1,299,987.22	\$ (12.78)
			\$ 131.32	\$ (172.07)	\$ 0.5409	\$ 0.0909	-57%	20%	\$ 1,300,034.86	\$ 34.86
			\$ 130.22	\$ (173.17)	\$ 0.5500	\$ 0.1000	-57%	22%	\$ 1,299,991.26	\$ (8.74)
			\$ 129.01	\$ (174.38)	\$ 0.5601	\$ 0.1101	-57%	24%	\$ 1,300,012.95	\$ 12.95
			\$ 127.83	\$ (175.56)	\$ 0.5699	\$ 0.1199	-58%	27%	\$ 1,299,995.73	\$ (4.27)
			\$ 127.21	\$ (176.18)	\$ 0.5751	\$ 0.1251	-58%	28%	\$ 1,300,026.03	\$ 26.03
			\$ 126.61	\$ (176.78)	\$ 0.5801	\$ 0.1301	-58%	29%	\$ 1,300,030.39	\$ 30.39
			\$ 125.89	\$ (177.50)	\$ 0.5861	\$ 0.1361	-59%	30%	\$ 1,300,035.63	\$ 35.63
			\$ 125.30	\$ (178.09)	\$ 0.5910	\$ 0.1410	-59%	31%	\$ 1,300,027.01	\$ 27.01
			\$ 124.23	\$ (179.16)	\$ 0.5999	\$ 0.1499	-59%	33%	\$ 1,300,021.89	\$ 21.89
			\$ 123.00	\$ (180.39)	\$ 0.6101	\$ 0.1601	-59%	36%	\$ 1,299,992.13	\$ (7.87)
			\$ 121.70	\$ (181.69)	\$ 0.6209	\$ 0.1709	-60%	38%	\$ 1,299,975.77	\$ (24.23)
			\$ 120.60	\$ (182.79)	\$ 0.6301	\$ 0.1801	-60%	40%	\$ 1,300,009.57	\$ 9.57
			\$ 119.07	\$ (184.32)	\$ 0.6428	\$ 0.1928	-61%	43%	\$ 1,299,981.99	\$ (18.01)
			\$ 118.10	\$ (185.29)	\$ 0.6509	\$ 0.2009	-61%	45%	\$ 1,300,001.94	\$ 1.94
			\$ 116.96	\$ (186.43)	\$ 0.6604	\$ 0.2104	-61%	47%	\$ 1,300,010.22	\$ 10.22
			\$ 115.85	\$ (187.54)	\$ 0.6696	\$ 0.2196	-62%	49%	\$ 1,299,979.59	\$ (20.41)
			\$ 114.57	\$ (188.82)	\$ 0.6803	\$ 0.2303	-62%	51%	\$ 1,300,014.69	\$ 14.69
			\$ 113.33	\$ (190.06)	\$ 0.6906	\$ 0.2406	-63%	53%	\$ 1,299,997.90	\$ (2.10)
			\$ 112.21	\$ (191.18)	\$ 0.6999	\$ 0.2499	-63%	56%	\$ 1,299,980.24	\$ (19.76)
			\$ 110.96	\$ (192.43)	\$ 0.7103	\$ 0.2603	-63%	58%	\$ 1,299,976.43	\$ (23.57)
			\$ 109.76	\$ (193.63)	\$ 0.7203	\$ 0.2703	-64%	60%	\$ 1,299,985.15	\$ (14.85)
			\$ 108.48	\$ (194.91)	\$ 0.7310	\$ 0.2810	-64%	62%	\$ 1,300,020.25	\$ 20.25
			\$ 107.34	\$ (196.05)	\$ 0.7405	\$ 0.2905	-65%	65%	\$ 1,300,028.53	\$ 28.53
			\$ 106.06	\$ (197.33)	\$ 0.7511	\$ 0.3011	-65%	67%	\$ 1,299,986.24	\$ (13.76)
			\$ 104.99	\$ (198.40)	\$ 0.7600	\$ 0.3100	-65%	69%	\$ 1,299,981.11	\$ (18.89)

Taxable Value	Millage Rate	Dollar Increase from 3.9000 to 4.1530	Millage Rate	68% Fire Increase	4.1530 Mills & 68% Fire	Dollar Increase from 3.9000 to 4.3246	Millage Rate	47% Fire Increase	4.3246 Mills & 47% Fire
		Based on Allocation of \$6.5M: 60%-Fire Fund/40%-General Fund				Based on Allocation of \$6.5M: 50%-Fire Fund/50%-General Fund			
	3.9000		4.1530		Additional Cost to Resident		4.3246		Additional Cost to Resident
\$ 125,000.00	\$ 487.50	\$ 31.62	\$ 519.13	\$ 206.31	\$ 237.94	\$ 53.08	\$ 540.58	\$ 141.50	\$ 194.58
\$ 150,000.00	\$ 585.00	\$ 37.95	\$ 622.95	\$ 206.31	\$ 244.26	\$ 63.69	\$ 648.69	\$ 141.50	\$ 205.19
\$ 175,000.00	\$ 682.50	\$ 44.27	\$ 726.78	\$ 206.31	\$ 250.59	\$ 74.30	\$ 756.81	\$ 141.50	\$ 215.81
\$ 200,000.00	\$ 780.00	\$ 50.60	\$ 830.60	\$ 206.31	\$ 256.91	\$ 84.92	\$ 864.92	\$ 141.50	\$ 226.42
\$ 225,000.00	\$ 877.50	\$ 56.92	\$ 934.43	\$ 206.31	\$ 263.24	\$ 95.54	\$ 973.04	\$ 141.50	\$ 237.04
\$ 250,000.00	\$ 975.00	\$ 63.25	\$ 1,038.25	\$ 206.31	\$ 269.56	\$ 106.15	\$ 1,081.15	\$ 141.50	\$ 247.65
\$ 275,000.00	\$ 1,072.50	\$ 69.58	\$ 1,142.08	\$ 206.31	\$ 275.89	\$ 116.77	\$ 1,189.27	\$ 141.50	\$ 258.27
\$ 300,000.00	\$ 1,170.00	\$ 75.90	\$ 1,245.90	\$ 206.31	\$ 282.21	\$ 127.38	\$ 1,297.38	\$ 141.50	\$ 268.88
\$ 325,000.00	\$ 1,267.50	\$ 82.22	\$ 1,349.73	\$ 206.31	\$ 288.54	\$ 138.00	\$ 1,405.50	\$ 141.50	\$ 279.50
\$ 350,000.00	\$ 1,365.00	\$ 88.55	\$ 1,453.55	\$ 206.31	\$ 294.86	\$ 148.61	\$ 1,513.61	\$ 141.50	\$ 290.11
\$ 375,000.00	\$ 1,462.50	\$ 94.87	\$ 1,557.38	\$ 206.31	\$ 301.19	\$ 159.23	\$ 1,621.73	\$ 141.50	\$ 300.73
\$ 400,000.00	\$ 1,560.00	\$ 101.20	\$ 1,661.20	\$ 206.31	\$ 307.51	\$ 169.84	\$ 1,729.84	\$ 141.50	\$ 311.34
\$ 425,000.00	\$ 1,657.50	\$ 107.53	\$ 1,765.03	\$ 206.31	\$ 313.84	\$ 180.46	\$ 1,837.96	\$ 141.50	\$ 321.96
\$ 450,000.00	\$ 1,755.00	\$ 113.85	\$ 1,868.85	\$ 206.31	\$ 320.16	\$ 191.07	\$ 1,946.07	\$ 141.50	\$ 332.57
\$ 475,000.00	\$ 1,852.50	\$ 120.18	\$ 1,972.68	\$ 206.31	\$ 326.49	\$ 201.69	\$ 2,054.19	\$ 141.50	\$ 343.19
\$ 500,000.00	\$ 1,950.00	\$ 126.50	\$ 2,076.50	\$ 206.31	\$ 332.81	\$ 212.30	\$ 2,162.30	\$ 141.50	\$ 353.80
\$ 525,000.00	\$ 2,047.50	\$ 132.83	\$ 2,180.33	\$ 206.31	\$ 339.14	\$ 222.92	\$ 2,270.42	\$ 141.50	\$ 364.42
\$ 550,000.00	\$ 2,145.00	\$ 139.15	\$ 2,284.15	\$ 206.31	\$ 345.46	\$ 233.53	\$ 2,378.53	\$ 141.50	\$ 375.03
\$ 575,000.00	\$ 2,242.50	\$ 145.47	\$ 2,387.98	\$ 206.31	\$ 351.78	\$ 244.15	\$ 2,486.65	\$ 141.50	\$ 385.65
\$ 600,000.00	\$ 2,340.00	\$ 151.80	\$ 2,491.80	\$ 206.31	\$ 358.11	\$ 254.76	\$ 2,594.76	\$ 141.50	\$ 396.26
\$ 625,000.00	\$ 2,437.50	\$ 158.13	\$ 2,595.63	\$ 206.31	\$ 364.44	\$ 265.38	\$ 2,702.88	\$ 141.50	\$ 406.88
\$ 650,000.00	\$ 2,535.00	\$ 164.45	\$ 2,699.45	\$ 206.31	\$ 370.76	\$ 275.99	\$ 2,810.99	\$ 141.50	\$ 417.49
\$ 675,000.00	\$ 2,632.50	\$ 170.78	\$ 2,803.28	\$ 206.31	\$ 377.09	\$ 286.61	\$ 2,919.11	\$ 141.50	\$ 428.11
\$ 700,000.00	\$ 2,730.00	\$ 177.10	\$ 2,907.10	\$ 206.31	\$ 383.41	\$ 297.22	\$ 3,027.22	\$ 141.50	\$ 438.72
\$ 725,000.00	\$ 2,827.50	\$ 183.43	\$ 3,010.93	\$ 206.31	\$ 389.74	\$ 307.84	\$ 3,135.34	\$ 141.50	\$ 449.34
\$ 750,000.00	\$ 2,925.00	\$ 189.75	\$ 3,114.75	\$ 206.31	\$ 396.06	\$ 318.45	\$ 3,243.45	\$ 141.50	\$ 459.95
\$ 775,000.00	\$ 3,022.50	\$ 196.07	\$ 3,218.58	\$ 206.31	\$ 402.38	\$ 329.07	\$ 3,351.57	\$ 141.50	\$ 470.57
\$ 800,000.00	\$ 3,120.00	\$ 202.40	\$ 3,322.40	\$ 206.31	\$ 408.71	\$ 339.68	\$ 3,459.68	\$ 141.50	\$ 481.18
\$ 825,000.00	\$ 3,217.50	\$ 208.72	\$ 3,426.23	\$ 206.31	\$ 415.03	\$ 350.30	\$ 3,567.80	\$ 141.50	\$ 491.80
\$ 850,000.00	\$ 3,315.00	\$ 215.05	\$ 3,530.05	\$ 206.31	\$ 421.36	\$ 360.91	\$ 3,675.91	\$ 141.50	\$ 502.41
\$ 875,000.00	\$ 3,412.50	\$ 221.38	\$ 3,633.88	\$ 206.31	\$ 427.69	\$ 371.53	\$ 3,784.03	\$ 141.50	\$ 513.03
\$ 900,000.00	\$ 3,510.00	\$ 227.70	\$ 3,737.70	\$ 206.31	\$ 434.01	\$ 382.14	\$ 3,892.14	\$ 141.50	\$ 523.64
\$ 925,000.00	\$ 3,607.50	\$ 234.03	\$ 3,841.53	\$ 206.31	\$ 440.34	\$ 392.76	\$ 4,000.26	\$ 141.50	\$ 534.26
\$ 950,000.00	\$ 3,705.00	\$ 240.35	\$ 3,945.35	\$ 206.31	\$ 446.66	\$ 403.37	\$ 4,108.37	\$ 141.50	\$ 544.87
\$ 975,000.00	\$ 3,802.50	\$ 246.68	\$ 4,049.18	\$ 206.31	\$ 452.99	\$ 413.99	\$ 4,216.49	\$ 141.50	\$ 555.49
\$ 1,000,000.00	\$ 3,900.00	\$ 253.00	\$ 4,153.00	\$ 206.31	\$ 459.31	\$ 424.60	\$ 4,324.60	\$ 141.50	\$ 566.10
\$ 1,025,000.00	\$ 3,997.50	\$ 259.33	\$ 4,256.83	\$ 206.31	\$ 465.64	\$ 435.22	\$ 4,432.72	\$ 141.50	\$ 576.72
\$ 1,050,000.00	\$ 4,095.00	\$ 265.65	\$ 4,360.65	\$ 206.31	\$ 471.96	\$ 445.83	\$ 4,540.83	\$ 141.50	\$ 587.33
\$ 1,075,000.00	\$ 4,192.50	\$ 271.98	\$ 4,464.48	\$ 206.31	\$ 478.29	\$ 456.45	\$ 4,648.95	\$ 141.50	\$ 597.95
\$ 1,100,000.00	\$ 4,290.00	\$ 278.30	\$ 4,568.30	\$ 206.31	\$ 484.61	\$ 467.06	\$ 4,757.06	\$ 141.50	\$ 608.56
\$ 1,125,000.00	\$ 4,387.50	\$ 284.62	\$ 4,672.13	\$ 206.31	\$ 490.93	\$ 477.68	\$ 4,865.18	\$ 141.50	\$ 619.18
\$ 1,150,000.00	\$ 4,485.00	\$ 290.95	\$ 4,775.95	\$ 206.31	\$ 497.26	\$ 488.29	\$ 4,973.29	\$ 141.50	\$ 629.79
\$ 1,175,000.00	\$ 4,582.50	\$ 297.27	\$ 4,879.78	\$ 206.31	\$ 503.58	\$ 498.91	\$ 5,081.41	\$ 141.50	\$ 640.41
\$ 1,200,000.00	\$ 4,680.00	\$ 303.60	\$ 4,983.60	\$ 206.31	\$ 509.91	\$ 509.52	\$ 5,189.52	\$ 141.50	\$ 651.02
\$ 1,225,000.00	\$ 4,777.50	\$ 309.92	\$ 5,087.43	\$ 206.31	\$ 516.23	\$ 520.14	\$ 5,297.64	\$ 141.50	\$ 661.64
\$ 1,250,000.00	\$ 4,875.00	\$ 316.25	\$ 5,191.25	\$ 206.31	\$ 522.56	\$ 530.75	\$ 5,405.75	\$ 141.50	\$ 672.25
\$ 1,275,000.00	\$ 4,972.50	\$ 322.57	\$ 5,295.08	\$ 206.31	\$ 528.88	\$ 541.37	\$ 5,513.87	\$ 141.50	\$ 682.87
\$ 1,300,000.00	\$ 5,070.00	\$ 328.90	\$ 5,398.90	\$ 206.31	\$ 535.21	\$ 551.98	\$ 5,621.98	\$ 141.50	\$ 693.48
\$ 1,325,000.00	\$ 5,167.50	\$ 335.22	\$ 5,502.73	\$ 206.31	\$ 541.53	\$ 562.60	\$ 5,730.10	\$ 141.50	\$ 704.10
\$ 1,350,000.00	\$ 5,265.00	\$ 341.55	\$ 5,606.55	\$ 206.31	\$ 547.86	\$ 573.21	\$ 5,838.21	\$ 141.50	\$ 714.71
\$ 1,375,000.00	\$ 5,362.50	\$ 347.87	\$ 5,710.38	\$ 206.31	\$ 554.18	\$ 583.83	\$ 5,946.33	\$ 141.50	\$ 725.33
\$ 1,400,000.00	\$ 5,460.00	\$ 354.20	\$ 5,814.20	\$ 206.31	\$ 560.51	\$ 594.44	\$ 6,054.44	\$ 141.50	\$ 735.94
\$ 1,425,000.00	\$ 5,557.50	\$ 360.52	\$ 5,918.03	\$ 206.31	\$ 566.83	\$ 605.06	\$ 6,162.56	\$ 141.50	\$ 746.56
\$ 1,450,000.00	\$ 5,655.00	\$ 366.85	\$ 6,021.85	\$ 206.31	\$ 573.16	\$ 615.67	\$ 6,270.67	\$ 141.50	\$ 757.17
\$ 1,475,000.00	\$ 5,752.50	\$ 373.17	\$ 6,125.68	\$ 206.31	\$ 579.48	\$ 626.29	\$ 6,378.79	\$ 141.50	\$ 767.79
\$ 1,500,000.00	\$ 5,850.00	\$ 379.50	\$ 6,229.50	\$ 206.31	\$ 585.81	\$ 636.90	\$ 6,486.90	\$ 141.50	\$ 778.40
\$ 1,525,000.00	\$ 5,947.50	\$ 385.82	\$ 6,333.33	\$ 206.31	\$ 592.13	\$ 647.52	\$ 6,595.02	\$ 141.50	\$ 789.02
\$ 1,550,000.00	\$ 6,045.00	\$ 392.15	\$ 6,437.15	\$ 206.31	\$ 598.46	\$ 658.13	\$ 6,703.13	\$ 141.50	\$ 799.63
\$ 1,575,000.00	\$ 6,142.50	\$ 398.47	\$ 6,540.98	\$ 206.31	\$ 604.78	\$ 668.75	\$ 6,811.25	\$ 141.50	\$ 810.25
\$ 1,600,000.00	\$ 6,240.00	\$ 404.80	\$ 6,644.80	\$ 206.31	\$ 611.11	\$ 679.36	\$ 6,919.36	\$ 141.50	\$ 820.86
\$ 1,625,000.00	\$ 6,337.50	\$ 411.12	\$ 6,748.63	\$ 206.31	\$ 617.43	\$ 689.98	\$ 7,027.48	\$ 141.50	\$ 831.48
\$ 1,650,000.00	\$ 6,435.00	\$ 417.45	\$ 6,852.45	\$ 206.31	\$ 623.76	\$ 700.59	\$ 7,135.59	\$ 141.50	\$ 842.09
\$ 1,675,000.00	\$ 6,532.50	\$ 423.77	\$ 6,956.28	\$ 206.31	\$ 630.08	\$ 711.21	\$ 7,243.71	\$ 141.50	\$ 852.71
\$ 1,700,000.00	\$ 6,630.00	\$ 430.10	\$ 7,060.10	\$ 206.31	\$ 636.41	\$ 721.82	\$ 7,351.82	\$ 141.50	\$ 863.32
\$ 1,725,000.00	\$ 6,727.50	\$ 436.42	\$ 7,163.93	\$ 206.31	\$ 642.73	\$ 732.44	\$ 7,459.94	\$ 141.50	\$ 873.94
\$ 1,750,000.00	\$ 6,825.00	\$ 442.75	\$ 7,267.75	\$ 206.31	\$ 649.06	\$ 743.05	\$ 7,568.05	\$ 141.50	\$ 884.55
\$ 1,775,000.00	\$ 6,922.50	\$ 449.07	\$ 7,371.58	\$ 206.31	\$ 655.38	\$ 753.67	\$ 7,676.17	\$ 141.50	\$ 895.17
\$ 1,800,000.00	\$ 7,020.00	\$ 455.40	\$ 7,475.40	\$ 206.31	\$ 661.71	\$ 764.28	\$ 7,784.28	\$ 141.50	\$ 905.78
\$ 1,825,000.00	\$ 7,117.50	\$ 461.72	\$ 7,579.23	\$ 206.31	\$ 668.03	\$ 774.90	\$ 7,892.40	\$ 141.50	\$ 916.40
\$ 1,850,000.00	\$ 7,215.00	\$ 468.05	\$ 7,683.05	\$ 206.31	\$ 674.36	\$ 785.51	\$ 8,000.51	\$ 141.50	\$ 927.01
\$ 1,875,000.00	\$ 7,312.50	\$ 474.37	\$ 7,786.88	\$ 206.31	\$ 680.68	\$ 796.13	\$ 8,108.63	\$ 141.50	\$ 937.63
\$ 1,900,000.00	\$ 7,410.00	\$ 480.70	\$ 7,890.70	\$ 206.31	\$ 687.01	\$ 806.74	\$ 8,216.74	\$ 141.50	\$ 948.24
\$ 1,925,000.00	\$ 7,507.50	\$ 487.02	\$ 7,994.53	\$ 206.31	\$ 693.33	\$ 817.36	\$ 8,324.86	\$ 141.50	\$ 958.86
\$ 1,950,000.00	\$ 7,605.00	\$ 493.35	\$ 8,098.35	\$ 206.31	\$ 699.66	\$ 827.97	\$ 8,432.97	\$ 141.50	\$ 969.47
\$ 1,975,000.00	\$ 7,702.50	\$ 499.67	\$ 8,202.18	\$ 206.31	\$ 705.98	\$ 838.58	\$ 8,541.09	\$ 141.50	\$ 980.08
\$ 2,000,000.00	\$ 7,800.00	\$ 506.00	\$ 8,306.00	\$ 206.31	\$ 712.31	\$ 849.20	\$ 8,649.20	\$ 141.50	\$ 990.70

Taxable Value	Millage Rate	Description	Square Footage	Dollar Increase from 3.9000 to 4.1530	Millage Rate	68% Fire Increase (\$.31/sq. ft.)	4.1530 Mills & 68% Fire		Dollar Increase from 3.9000 to 4.3246	Millage Rate	47% Fire Increase (\$.18/sq. ft.)	4.3246 Mills & 47% Fire
				Based on Allocation of \$6.5M: 60%-Fire Fund/40%-General Fund					Based on Allocation of \$6.5M: 50%-Fire Fund/50%-General Fund			
	3.9000				4.1530		Additional Cost to Business			4.3246		Additional Cost to Business
\$678,100	\$2,644.59	Commercial-Stores-1 Story	2,240	\$171.56	\$2,816.15	\$694.40	\$865.96		\$287.92	\$2,932.51	\$403.20	\$691.12
\$1,473,900	\$5,748.21	Commercial-Restaurants, cafeterias	4,546	\$372.90	\$6,121.11	\$1,409.26	\$1,782.16		\$625.82	\$6,374.03	\$818.28	\$1,444.10
\$1,604,230	\$6,256.50	Commercial-Stores-1 Story	4,772	\$405.87	\$6,662.37	\$1,479.32	\$1,885.19		\$681.16	\$6,937.65	\$858.96	\$1,540.12
\$3,805,200	\$14,840.28	Commercial-Restaurants, cafeterias	5,049	\$962.72	\$15,803.00	\$1,565.19	\$2,527.91		\$1,615.69	\$16,455.97	\$908.82	\$2,524.51
\$1,499,920	\$5,849.69	Commercial-Office buildings, non-professional services buildings, multi-story	5,188	\$379.48	\$6,229.17	\$1,608.28	\$1,987.76		\$636.87	\$6,486.55	\$933.84	\$1,570.71
\$1,752,000	\$6,832.80	Commercial-Stores-1 Story	6,282	\$443.26	\$7,276.06	\$1,947.42	\$2,390.68		\$743.90	\$7,576.70	\$1,130.76	\$1,874.66
\$2,392,560	\$9,330.98	Commercial-Restaurants, cafeterias	6,331	\$605.32	\$9,936.30	\$1,962.61	\$2,567.93		\$1,015.88	\$10,346.86	\$1,139.58	\$2,155.46
\$2,593,300	\$10,113.87	Commercial-Stores-1 Story	6,673	\$656.10	\$10,769.97	\$2,068.63	\$2,724.73		\$1,101.12	\$11,214.99	\$1,201.14	\$2,302.26
\$2,000,630	\$7,802.46	Commercial-Hotels, motels	6,711	\$506.16	\$8,308.62	\$2,080.41	\$2,586.57		\$849.47	\$8,651.92	\$1,207.98	\$2,057.45
\$4,701,600	\$18,336.24	Commercial-Restaurants, cafeterias	8,584	\$1,189.50	\$19,525.74	\$2,661.04	\$3,850.54		\$1,996.30	\$20,332.54	\$1,545.12	\$3,541.42
\$4,880,430	\$19,033.68	Commercial-Restaurants, cafeterias	9,115	\$1,234.75	\$20,268.43	\$2,825.65	\$4,060.40		\$2,072.23	\$21,105.91	\$1,640.70	\$3,712.93
\$11,407,920	\$44,490.89	Commercial-Hotels, motels	11,337	\$2,886.20	\$47,377.09	\$3,514.47	\$6,400.67		\$4,843.80	\$49,334.69	\$2,040.66	\$6,884.46
\$5,357,270	\$20,893.35	Commercial-Hotels, motels	15,722	\$1,355.39	\$22,248.74	\$4,873.82	\$6,229.21		\$2,274.70	\$23,168.05	\$2,829.96	\$5,104.66



Town Commission Agenda Item Report

Meeting Date: July 28, 2026

Submitted By: Jhanelle Campbell, Development Services Director

Submitting Department: Development Services

Item Type: Resolution

Agenda Section: RESOLUTIONS – PUBLIC COMMENTS

Subject Title:

RESOLUTION 2026-25: A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF LAUDERDALE-BY-THE-SEA, FLORIDA, AMENDING AND RE-ADOPTING THE BUILDING PERMIT AND INSPECTION FEE SCHEDULE; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

Explanation:

Purpose

The purpose of this memorandum is to present Resolution No. 2026-25, amending the Town's Building Permit and Inspection Fee Schedule to implement the requirements of Florida House Bill 803 (HB 803), adopted during the 2026 Legislative Session. The legislation significantly revises Florida's building permitting laws, including limitations on inspection fees, expanded building permit exemptions for certain residential work, and new requirements related to private provider services.

The proposed amendments ensure that the Town's fee schedule complies with the new statutory requirements while continuing to recover the reasonable costs associated with providing building permitting, plan review, inspection, and administrative services.

Summary of Proposed Fee Schedule Revisions

The proposed resolution includes the following substantive amendments:

Fee Schedule Section	Existing Practice	Proposed Revision	Reason for Change
Re-inspection Fees	Escalating fees based on first, second, third and subsequent occurrences	Re-inspections billed at \$100 per inspection, per trade, per occurrence	Complies with HB 803 requirement that inspection fees reflect actual inspection costs rather than punitive escalating charges.
Private Provider Fees	No separate fee schedule	Establishes reduced permit fees when a private provider performs plan review and/or inspections (25% reduction for one service; 50% reduction when both services are provided) while continuing to charge zoning, engineering, fire, right-of-way, impact fees,	Implements HB 803 and F.S. §553.791 by identifying the Town's remaining administrative review costs.

		and state/county surcharges in full.	
Minor Residential Work	No local exemption	Adds exemption from building permits for qualifying work under \$7,500 on single-family dwellings consistent with state law.	Required by HB 803.
Permit Fee Schedule	Permit fee table only	Clarifies that permit fees do not apply to exempt work valued at less than \$7,500 that qualifies under state law.	Conforms fee schedule to statutory permit exemptions.
Administrative Language	No references to HB 803 requirements	Adds statutory references and administrative language necessary to implement the new law.	Provides clarity and consistency with current Florida Statutes.

Discussion

HB 803 (**Exhibit 1**) substantially revises portions of Chapter 553, Florida Statutes, affecting how local governments administer building permits and recover inspection costs. While many provisions of the legislation address permitting procedures, disaster response, and statewide permit administration, the provisions requiring immediate action by the Town primarily relate to the Building Permit and Inspection Fee Schedule.

The proposed resolution (**Exhibit 2**) accomplishes several objectives.

First, it revises the Town's re-inspection fee structure. Under the current fee schedule, re-inspection fees increase with each failed inspection. HB 803 provides that inspection fees may not exceed the actual costs incurred by the local enforcement agency and may not be based on the total cost of a project. Accordingly, the proposed fee schedule replaces the escalating fee structure with a flat re-inspection fee of \$100 per inspection, per trade, per occurrence, which more accurately reflects the Town's cost of providing the service.

Second, the resolution establishes a comprehensive fee schedule for projects utilizing private providers pursuant to Section 553.791, Florida Statutes. Because the Town continues to perform administrative functions, zoning review, engineering review, fire review, right-of-way review, and collection of mandatory state and county surcharges, those fees remain applicable. However, building permit fees are reduced when private providers perform plan review and/or inspections to reflect the reduced scope of services provided by the Town.

Third, the resolution incorporates the new statutory building permit exemption for qualifying residential work valued at less than \$7,500. The fee schedule specifies that qualifying projects are exempt from permit fees while also identifying the statutory limitations, including that the exemption does not apply to structural, electrical, plumbing, mechanical, gas, or flood hazard area work and may not be used to circumvent permitting by dividing projects into smaller contracts.

Fiscal Impact

The proposed amendments are not intended to increase Building Department revenues. Rather, they revise the Town's fee schedule to comply with state law while ensuring that fees remain reasonably related to the actual cost of providing permitting, inspection, and administrative services. The reduction in permit fees for projects utilizing private providers reflects the reduced level of building review performed by the Town, while preserving cost recovery for services that continue to be provided.

Conclusion

Resolution No. 2026-25 updates the Town's Building Permit and Inspection Fee Schedule to comply with House Bill 803 and current Florida law. The amendments revise re-inspection fees to reflect actual inspection costs, establish a fee structure for private provider projects, implement the new statutory exemption for qualifying residential work under \$7,500, and clarify administrative procedures necessary for implementation. Adoption of the resolution will ensure the Town's fee schedule remains legally compliant while allowing the Building Department to continue recovering the reasonable costs associated with administering the Florida Building Code.

Recommendation: Staff recommends approval of Resolution 2026-25

Exhibits:

1. EXHIBIT 1-HB 803

2. EXHIBIT 2 -Reso 2026-25 Building Permit Fees - Fee Update 7-21-26 JMC EDITS
FINAL (7-23-26) v2

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CS/CS/HB 803, Engrossed 2

2026 Legislature

1
2 An act relating to building permits and inspections;
3 amending s. 125.56, F.S.; providing for expiration of
4 certain building permits issued by a county; providing
5 construction; amending s. 287.056, F.S.; requiring the
6 Department of Management Services to enter into and
7 maintain state term contracts for building code
8 inspection services; creating s. 468.634, F.S.;
9 authorizing individuals to work in specified
10 positions, for a specified timeframe, if they meet
11 certain requirements; amending s. 489.129, F.S.;
12 providing that certain persons are not subject to
13 discipline for performing a job without applicable
14 permits and inspections if otherwise authorized by
15 law; amending s. 553.382, F.S.; prohibiting the
16 Department of Business and Professional Regulation
17 from denying a building permit for certain residential
18 manufactured buildings; requiring that certain housing
19 units be taxed in a certain manner; creating s.
20 553.385, F.S.; defining the terms "local government"
21 and "offsite-constructed residential dwelling";
22 requiring that an offsite-constructed residential
23 dwelling be permitted as of right in any zoning
24 district where certain dwellings are allowed;
25 prohibiting a local government from adopting or

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CODING: Words ~~stricken~~ are deletions; words underlined are additions.

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2026 Legislature

26 enforcing a certain zoning, land use, or development
27 regulation that treats an offsite-constructed
28 residential dwelling differently or more restrictively
29 than certain dwellings in the same district; providing
30 construction; authorizing a local government to adopt
31 compatibility standards for specified architectural
32 features; prohibiting a local government from treating
33 offsite-constructed residential dwellings differently
34 than factory-built buildings based on the method or
35 location of construction; prohibiting a local
36 government from adopting or enforcing certain zoning,
37 land use, or development ordinances or regulations;
38 prohibiting local government ordinances or regulations
39 from having the effect of excluding offsite-
40 constructed residential dwellings; requiring that such
41 ordinances or regulations be reasonable and uniformly
42 enforced without distinction as to type of housing;
43 providing that any such ordinance or regulation is
44 void and unenforceable as applied to offsite-
45 constructed residential dwellings; amending s. 553.77,
46 F.S.; requiring the Florida Building Commission to
47 develop uniform commercial and residential building
48 permit applications by a specified date; providing
49 requirements for a uniform commercial building permit
50 application; amending s. 553.79, F.S.; providing for

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2026 Legislature

51 expiration of certain building permits issued by a
52 local government; providing construction; providing
53 prohibitions for inspection fees; requiring a local
54 government to exempt certain owners and contractors
55 from building permit requirements for work valued
56 below a specified amount; providing exceptions;
57 prohibiting a construction project from being divided
58 into multiple projects for a certain purpose;
59 requiring certain owners and contractors to submit a
60 written request for exemption to the local enforcement
61 agency with specified documentation; providing that
62 local governments do not have a duty to certain
63 persons; requiring local governments to exempt certain
64 owners and contractors from requiring a building
65 permit for the installation of temporary residential
66 hurricane and flood protection walls or barriers that
67 meet certain requirements; providing an exception;
68 requiring certain owners and contractors to submit a
69 written request for exemption to the local enforcement
70 agency with specified documentation; providing that
71 local governments do not have a duty to certain
72 persons; authorizing the Florida Building Commission
73 to adopt rules; requiring certain local governments to
74 issue a building permit for the installation of
75 certain retaining walls as a whole; prohibiting such

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2026 Legislature

76 local governments from requiring building permits for
77 each lot or parcel under certain circumstances;
78 prohibiting a political subdivision from imposing
79 certain requirements for glazing on certain proposed
80 construction or restoration projects; providing an
81 exception; defining the terms "glazing" and "primary
82 facade"; amending s. 553.791, F.S.; revising
83 definitions and defining terms; requiring explicit
84 written authorization from a fee owner for a
85 contractor to use a private provider; requiring that
86 such authorization be submitted to the local building
87 official; deleting the requirement that a contract for
88 certain services be in writing; providing that a
89 contract for certain services does not need to be
90 submitted as part of a permit application; providing
91 requirements for reduced permit fees; prohibiting a
92 local jurisdiction from charging punitive
93 administrative fees or fees for plans review services;
94 requiring that certain documents be promptly provided
95 to certain persons; requiring local enforcement
96 agencies to reduce permit fees by specified
97 percentages under certain circumstances; providing
98 that a local enforcement agency forfeits the ability
99 to collect fees under certain circumstances; requiring
100 that a surcharge be calculated based on the reduced

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2026 Legislature

101 permit fee; prohibiting local governments and local
102 building officials from requiring additional forms;
103 requiring local enforcement agencies to create a
104 specified registration system that must have a method
105 to register and update registration information
106 electronically; prohibiting local enforcement agencies
107 from charging an administrative fee to register or
108 update registration information; requiring private
109 provider firms to register with the local enforcement
110 agency, provide certain information, and update their
111 registration within a specified timeframe after
112 changes occur; prohibiting local enforcement agencies
113 from altering a form adopted by the commission;
114 deleting the requirement that a private provider's
115 qualification statements or resumes be included in a
116 certain notice; deleting time restrictions for
117 electing to use a private provider; requiring local
118 enforcement agencies to accept a certain affidavit
119 electronically; providing which forms and documents a
120 local building official may review; providing notice
121 requirements; providing that certain permits are
122 deemed approved; providing that local enforcement
123 agencies are not responsible for the administration or
124 supervision of services performed by a private
125 provider; prohibiting local enforcement agencies from

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2026 Legislature

126 requiring additional verification of certain
127 requirements beyond that which is required at
128 registration; revising the timeframe in which certain
129 records must be provided; authorizing certain records
130 to be electronically transmitted; prohibiting local
131 building officials from failing certain inspections;
132 authorizing certain persons to sign certificates of
133 compliance; providing requirements for local building
134 officials who have knowledge that a private provider
135 failed to perform an inspection; providing that
136 virtual inspections may not be prohibited; requiring
137 certain notice before an audit; prohibiting certain
138 entities from discouraging the use of private
139 providers; authorizing certain public entities to use
140 a private provider firm or to employ a licensed
141 building inspector to provide building code inspection
142 services; amending s. 553.792, F.S.; requiring a local
143 government to make certain decisions relating to
144 certain building permits within a specified timeframe;
145 amending s. 720.3035, F.S.; prohibiting an association
146 or certain committees from requiring a building permit
147 as a prerequisite for a certain review; providing an
148 effective date.

149
150 Be It Enacted by the Legislature of the State of Florida:

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2026 Legislature

Section 1. Paragraph (d) of subsection (4) of section 125.56, Florida Statutes, is amended to read:

125.56 Enforcement and amendment of the Florida Building Code and the Florida Fire Prevention Code; inspection fees; inspectors; etc.—

(4)

(d) A county that issues building permits may send a written notice of expiration, by e-mail or United States Postal Service, to the owner of the property and the contractor listed on the permit, no less than 30 days before a building permit is set to expire. The written notice must identify the permit that is set to expire and the date the permit will expire. A building permit issued by a county for a single-family dwelling expires 1 year after the issuance of the permit or on the effective date of the next edition of the Florida Building Code, whichever is later. However, this paragraph does not prevent a local government from extending a building permit beyond the expiration date.

Section 2. Present subsection (4) of section 287.056, Florida Statutes, is redesignated as subsection (5), and a new subsection (4) is added to that section, to read:

287.056 Purchases from purchasing agreements and state term contracts; vendor disqualification.—

(4) The department shall enter into and maintain one or

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176 more state term contracts with vendors for the purpose of
177 providing building code inspection services as defined in s.
178 553.791.

179 Section 3. Section 468.634, Florida Statutes, is created
180 to read:

181 468.634 Certification by endorsement during a state of
182 emergency.—Notwithstanding any other law, a person may act in
183 any of the following positions under the direction of the local
184 building official for a period of 1 year from the date of a
185 declaration of a state of emergency issued by the Governor for a
186 natural emergency, a manmade emergency, or a technological
187 emergency as those terms are defined in s. 252.34, if such
188 person has entered into a state term contract pursuant to s.
189 287.056, is qualified for such work in any state that has a
190 mutual aid agreement pursuant to s. 252.40(2), or has held a
191 valid license for such work in any state for 5 years immediately
192 before the date of the declaration:

- 193 (1) Building code inspector.
194 (2) Building inspector.
195 (3) Coastal construction inspector.
196 (4) Commercial electrical inspector.
197 (5) Electrical inspector.
198 (6) Mechanical inspector.
199 (7) Plumbing inspector.
200 (8) Residential electrical inspector.

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(9) Residential inspector.

(10) Plans examiner.

(11) Building plans examiner.

(12) Plumbing plans examiner.

(13) Mechanical plans examiner.

(14) Electrical plans examiner.

Section 4. Paragraph (o) of subsection (1) of section 489.129, Florida Statutes, is amended to read:

489.129 Disciplinary proceedings.—

(1) The board may take any of the following actions against any certificateholder or registrant: place on probation or reprimand the licensee, revoke, suspend, or deny the issuance or renewal of the certificate or registration, require financial restitution to a consumer for financial harm directly related to a violation of a provision of this part, impose an administrative fine not to exceed \$10,000 per violation, require continuing education, or assess costs associated with investigation and prosecution, if the contractor, financially responsible officer, or business organization for which the contractor is a primary qualifying agent, a financially responsible officer, or a secondary qualifying agent responsible under s. 489.1195 is found guilty of any of the following acts:

(o) Proceeding on any job without obtaining applicable local building department permits and inspections, unless otherwise provided by law.

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For the purposes of this subsection, construction is considered to be commenced when the contract is executed and the contractor has accepted funds from the customer or lender. A contractor does not commit a violation of this subsection when the contractor relies on a building code interpretation rendered by a building official or person authorized by s. 553.80 to enforce the building code, absent a finding of fraud or deceit in the practice of contracting, or gross negligence, repeated negligence, or negligence resulting in a significant danger to life or property on the part of the building official, in a proceeding under chapter 120.

Section 5. Section 553.382, Florida Statutes, is amended to read:

553.382 Placement of certain housing.—Notwithstanding any other law or ordinance to the contrary, in order to expand the availability of affordable housing in this state, any residential manufactured building that is certified under this chapter by the department may not be denied a building permit for placement ~~be placed~~ on a mobile home lot in a mobile home park, on a lot in a recreational vehicle park, or in a mobile home condominium, cooperative, or subdivision. Any such housing unit placed on a mobile home lot is a mobile home for purposes of chapter 723 and, therefore, all rights, obligations, and duties under chapter 723 apply, including the specifics of the

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251 prospectus. However, a housing unit subject to this section may
252 not be placed on a mobile home lot without the prior written
253 approval of the park owner. Each housing unit located on a
254 mobile home lot and subject to this section shall be taxed as a
255 mobile home under s. 320.08(11) and is subject to payments to
256 the Florida Mobile Home Relocation Fund under s. 723.06116.

257 Section 6. Section 553.385, Florida Statutes, is created
258 to read:

259 553.385 Permitting and zoning of offsite-constructed
260 residential dwellings; parity.—

261 (1) As used in this section, the term:

262 (a) "Local government" means a county or municipality.

263 (b) "Offsite-constructed residential dwelling" means a
264 manufactured building as defined in s. 553.36(13) which is
265 intended for single-family residential use, or a manufactured
266 home as defined in s. 320.01(2)(b) which is constructed in whole
267 or in part offsite and is treated as real property.

268 (2)(a) An offsite-constructed residential dwelling must be
269 permitted as of right in any zoning district where single-family
270 detached dwellings are allowed.

271 (b) A local government may not adopt or enforce any
272 zoning, land use, or development regulation that treats an
273 offsite-constructed residential dwelling differently or more
274 restrictively than a single-family site-built dwelling allowed
275 in the same district.

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276 (c) This section does not prohibit a local government from
277 applying generally applicable architectural, aesthetic, design,
278 setback, height, or bulk standards to offsite-constructed
279 residential dwellings, provided such standards apply equally to
280 site-built single-family dwellings permitted in the same
281 district. A local government may adopt compatibility standards
282 that are limited to the following architectural features:

- 283 1. Roof pitch.
- 284 2. Square footage of livable space.
- 285 3. Type and quality of exterior finishing materials.
- 286 4. Foundation enclosure.
- 287 5. Existence and type of attached structures.
- 288 6. Building setbacks, lot dimensions, and the orientation
289 of the home on the lot.

290 (d) A local government may not treat offsite-constructed
291 residential dwellings differently than factory-built buildings
292 subject to s. 553.38 based on the method or location of
293 construction.

294 (3) A local government may not adopt or enforce any
295 zoning, land use, or development ordinance or regulation that
296 conflicts with this section or s. 553.38, or that imposes
297 different or more restrictive treatment on an offsite-
298 constructed residential dwelling based on its method of
299 construction or the presence of components built off site. Local
300 government ordinances or regulations may not have the effect of

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excluding offsite-constructed residential dwellings and must be reasonable and uniformly enforced without any distinction as to the type of housing. Any such ordinance or regulation is void and unenforceable as applied to offsite-constructed residential dwellings.

Section 7. Present paragraphs (b) through (m) of subsection (1) of section 553.77, Florida Statutes, are redesignated as paragraphs (c) through (n), respectively, a new paragraph (b) is added to that subsection, and present paragraph (c) of that subsection is amended, to read:

553.77 Specific powers of the commission.—

(1) The commission shall:

(b) By July 1, 2027, adopt by rule a uniform commercial building permit application to be used statewide for commercial construction projects and a uniform residential building permit application to be used statewide for residential construction projects. To the extent feasible, the uniform commercial building permit application and the uniform residential building permit application adopted by the commission must be capable of integration with existing building permit software systems used by local governments and must account for local amendments to the Florida Building Code.

(d) ~~(e)~~ Upon written application by any substantially affected person or a local enforcement agency, issue declaratory statements pursuant to s. 120.565 relating to new technologies,

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techniques, and materials which have been tested where necessary and found to meet the objectives of the Florida Building Code. This paragraph does not apply to the types of products, materials, devices, or methods of construction required to be approved under paragraph (g) ~~(f)~~.

Section 8. Paragraphs (a), (b), (c), and (f) of subsection (1) and paragraph (a) of subsection (24) of section 553.79, Florida Statutes, are amended, and paragraphs (g), (h), and (i) are added to subsection (1) of that section, to read:

553.79 Permits; applications; issuance; inspections.—

(1)(a) Unless otherwise provided by law, after the effective date of the Florida Building Code adopted as herein provided, it shall be unlawful for any person, firm, corporation, or governmental entity to construct, erect, alter, modify, repair, or demolish any building within this state without first obtaining a permit therefor from the appropriate enforcing agency or from such persons as may, by appropriate resolution or regulation of the authorized state or local enforcing agency, be delegated authority to issue such permits, upon the payment of such reasonable fees adopted by the enforcing agency. The enforcing agency is empowered to revoke any such permit upon a determination by the agency that the construction, erection, alteration, modification, repair, or demolition of the building for which the permit was issued is in violation of, or not in conformity with, the provisions of the

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Florida Building Code. Whenever a permit required under this section is denied or revoked because the plan, or the construction, erection, alteration, modification, repair, or demolition of a building, is found by the local enforcing agency to be not in compliance with the Florida Building Code, the local enforcing agency shall identify the specific plan or project features that do not comply with the applicable codes, identify the specific code chapters and sections upon which the finding is based, and provide this information to the permit applicant. A plans reviewer or building code administrator who is responsible for issuing a denial, revocation, or modification request but fails to provide to the permit applicant a reason for denying, revoking, or requesting a modification, based on compliance with the Florida Building Code or local ordinance, is subject to disciplinary action against his or her license pursuant to s. 468.621(1)(i). Installation, replacement, removal, or metering of any load management control device is exempt from and shall not be subject to the permit process and fees otherwise required by this section.

(b) A local enforcement agency shall post each type of building permit application, as adopted by the commission, including a list of all required attachments, drawings, or other requirements for each type of application, on its website. A local enforcement agency shall ~~must~~ post and update the status of every received application on its website until the issuance

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376 of the building permit. A local enforcement agency shall allow
377 applicants to submit completed applications, including payments,
378 attachments, drawings, or other requirements or parts of the
379 ~~completed permit application, must be able to be submitted~~
380 electronically to the appropriate building department. Accepted
381 methods of electronic submission include, but are not limited
382 to, e-mail submission of applications in Portable Document
383 Format or submission of applications through an electronic fill-
384 in form available on the building department's website or
385 through a third-party submission management software. A building
386 official, at his or her discretion, may accept completed
387 applications, including payments, attachments, drawings, or
388 other requirements or parts of the ~~completed permit application,~~
389 ~~may also be submitted~~ in person in a nonelectronic format, ~~at~~
390 ~~the discretion of the building official.~~

391 (c) A local government that issues building permits may
392 send a written notice of expiration, by e-mail or United States
393 Postal Service, to the owner of the property and the contractor
394 listed on the permit, no less than 30 days before a building
395 permit is set to expire. The written notice must identify the
396 permit that is set to expire and the date the permit will
397 expire. A building permit issued by a local government for a
398 single-family dwelling expires 1 year after the issuance of the
399 permit or on the effective date of the next edition of the
400 Florida Building Code, whichever is later. However, this

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paragraph does not prevent a local government from extending a building permit beyond the expiration date.

(f) A local government may not require a contract between a builder and an owner, any copies of such contract, or any associated document, including, but not limited to, letters of intent, material costs lists, labor costs, or overhead or profit statements, for the issuance of a building permit or as a requirement for the submission of a building permit application. Inspection fees may not be based on the total cost of a project and may not exceed the actual inspection costs incurred by the local enforcement agency.

(g)1. A local government that issues building permits shall exempt an owner of a single-family dwelling or the owner's contractor from the requirement to obtain a building permit to perform any work valued at less than \$7,500 on the owner's property.

2. The exemption under subparagraph 1. does not apply to any of the following:

a. Work on a property that is partially or entirely located in a flood hazard area as defined by the Florida Building Code.

b. Any electrical, plumbing, structural, mechanical, or gas work performed on property containing a single-family dwelling. A construction project may not be divided into more than one project for the purpose of evading the requirements of

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426 this paragraph.

427 3. To qualify for the exemption under subparagraph 1., the
428 owner or the owner's contractor must submit a written request
429 for exemption to the local enforcement agency with a copy of the
430 contract or other documentation demonstrating the nature and the
431 value of the work to be performed.

432 4. A local government has no legal duty to the owner,
433 contractor, or successors or assigns thereof for exempted work
434 performed under this paragraph.

435 (h)1. A local government that issues building permits
436 shall exempt an owner of a single-family dwelling or the owner's
437 contractor from the requirement to obtain a building permit for
438 the installation of temporary residential hurricane and flood
439 protection walls or barriers that meet all of the following
440 conditions:

441 a. The wall or barrier is nonhabitable and non-load-
442 bearing.

443 b. The wall or barrier is installed on the residential
444 property of a single-family or two-family dwelling or townhouse.

445 c. The wall or barrier is constructed to mitigate or
446 prevent storm surge or floodwaters from entering a structure or
447 property.

448 d. The wall or barrier is installed by a contractor
449 licensed under part I of chapter 489.

450 e. The wall or barrier complies with applicable local

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451 zoning, drainage, easement, and setback requirements.

452 2. The exemption under subparagraph 1. does not apply to
453 work on a property that is partially or entirely located in a
454 flood hazard area as defined by the Florida Building Code.

455 3. To qualify for the exemption under subparagraph 1., the
456 owner or the owner's contractor must submit a written request
457 for exemption to the local enforcement agency with a copy of the
458 contract or other documentation demonstrating the nature of the
459 work to be performed.

460 4. A local government has no legal duty to the owner,
461 contractor, or successors or assigns thereof for work performed
462 under this paragraph.

463 5. The commission may adopt rules under s. 120.54 to
464 incorporate necessary standards to implement this paragraph.

465 (i) If a retaining wall spans more than one lot or parcel,
466 a local government that issues building permits must issue a
467 permit for a retaining wall for the project as a whole and may
468 not require a building permit for each lot or parcel upon which
469 a retaining wall is installed on the property of a single-family
470 or two-family residential dwelling or a townhouse.

471 (24) (a) A political subdivision of this state may not
472 adopt or enforce any ordinance or impose any building permit or
473 other development order requirement that:

474 1. Contains any building, construction, or aesthetic
475 requirement or condition that conflicts with or impairs

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corporate trademarks, service marks, trade dress, logos, color patterns, design scheme insignia, image standards, or other features of corporate branding identity on real property or improvements thereon used in activities conducted under chapter 526 or in carrying out business activities defined as a franchise by Federal Trade Commission regulations in 16 C.F.R. ss. 436.1, et~~er~~ seq.; ~~or~~

2. Imposes any requirement on the design, construction, or location of signage advertising the retail price of gasoline in accordance with the requirements of ss. 526.111 and 526.121 which prevents the signage from being clearly visible and legible to drivers of approaching motor vehicles from a vantage point on any lane of traffic in either direction on a roadway abutting the gas station premises and meets height, width, and spacing standards for Series C, D, or E signs, as applicable, published in the latest edition of Standard Alphabets for Highway Signs published by the United States Department of Commerce, Bureau of Public Roads, Office of Highway Safety; or

3. Imposes a glazing requirement that results in the glazing of more than 15 percent of the surface area of the primary facade for the first 10 feet above the ground floor for a proposed new commercial or mixed-use construction or restoration project, except for individually listed contributing structures in a National Register of Historic Places district.
For purposes of this subparagraph, the term:

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a. "Glazing" means the installation of transparent or translucent materials, including glass or similar substances, in windows, doors, or storefronts. The term includes any actual or faux windows to be installed on a building facade.

b. "Primary facade" means the single building side housing the primary entrance to the building.

Section 9. Section 553.791, Florida Statutes, is amended to read:

553.791 Alternative plans review and inspection.—

(1) As used in this section, the term:

(a) "Applicable codes" means the Florida Building Code and any local technical amendments to the Florida Building Code but does not include the applicable minimum fire prevention and firesafety codes adopted pursuant to chapter 633.

(b) "Audit" means the process to confirm that the building code inspection services have been performed by the private provider, including ensuring that the required affidavit for the plan review has been properly completed and submitted with the permit documents and that the minimum mandatory inspections required under the building code have been performed and properly recorded. The local building official may not replicate the plan review or inspection being performed by the private provider, unless expressly authorized by this section.

(c) "Building" means any construction, erection, alteration, demolition, or improvement of, or addition to, any

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structure or site work for which permitting by a local enforcement agency is required.

(d) "Building code inspection services" means those services described in s. 468.603(5) and (8) involving the review of building plans as well as those services involving the review of site plans and site work engineering plans or their functional equivalent, to determine compliance with applicable codes and those inspections required by law, conducted either in person or virtually, of each phase of construction for which permitting by a local enforcement agency is required to determine compliance with applicable codes.

(e) "Deliver" or "delivery" means any method of delivery used in conventional business or commercial practice, including delivery by electronic transmissions such as e-mail or submission through an electronic fill-in form available on the building department's website or through a third-party submission management software.

(f) "Duly authorized representative" means an agent of the private provider identified in the permit application who reviews plans or performs inspections as provided by this section and who is licensed as an engineer under chapter 471 or as an architect under chapter 481 or who holds a standard or provisional certificate under part XII of chapter 468. A duly authorized representative who only holds a provisional certificate under part XII of chapter 468 must be under the

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direct supervision of a person licensed as a building code administrator under part XII of chapter 468.

(g) "Electronic signature" means any letters, characters, or symbols manifested by electronic or similar means which are executed or adopted by a party with an intent to authenticate a writing or record.

(h) "Electronic transmission" or "submitted electronically" means any form or process of communication not directly involving the physical transfer of paper or another tangible medium which is suitable for the retention, retrieval, and reproduction of information by the recipient and is retrievable in paper form by the receipt through an automated process. All notices, documents, and applications provided for in this section may be transmitted electronically and shall have the same legal effect as if physically posted or mailed.

(i) "Electronically posted" means providing notices of decisions, results, or records, including inspection records, through the use of a website or other form of electronic communication used to transmit or display information.

(j) "Immediate threat to public safety and welfare" means a building code violation that, if allowed to persist, constitutes an immediate hazard that could result in death, serious bodily injury, or significant property damage. This paragraph does not limit the authority of the local building official to issue a Notice of Corrective Action at any time

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576 during the construction of a building project or any portion of
577 such project if the official determines that a condition of the
578 building or portion thereof may constitute a hazard when the
579 building is put into use following completion as long as the
580 condition cited is shown to be in violation of the building code
581 or approved plans.

582 (k) "Local building official" means the individual within
583 the governing jurisdiction responsible for direct regulatory
584 administration or supervision of plans review, enforcement, and
585 inspection of any construction, erection, alteration,
586 demolition, or substantial improvement of, or addition to, any
587 structure for which permitting is required to indicate
588 compliance with applicable codes and includes any duly
589 authorized designee of such person.

590 (l) "Permit application" means a properly completed and
591 submitted application for the requested building or construction
592 permit, including:

593 1. The plans reviewed by the private provider, or in the
594 case of a single-trade plans review where a private provider
595 uses an automated or software-based plans review system pursuant
596 to subsection (7) ~~(6)~~, the information reviewed by the automated
597 or software-based plans review system to determine compliance
598 with one or more applicable codes.

599 2. The affidavit from the private provider required under
600 subsection (7) ~~(6)~~.

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3. Any applicable fees.

4. Any documents required by the local building official to determine that the fee owner has secured all other government approvals required by law.

(m) "Plans" means building plans, site engineering plans, or site plans, or their functional equivalent, submitted by a fee owner or fee owner's contractor to a private provider or duly authorized representative for review.

(n) "Private provider" means a person licensed as a building code administrator under part XII of chapter 468, as an engineer under chapter 471, or as an architect under chapter 481. For purposes of performing inspections under this section for additions and alterations that are limited to 1,000 square feet or less to residential buildings, the term "private provider" also includes a person who holds a standard certificate under part XII of chapter 468.

(o) "Private provider firm" means a business organization, including a corporation, partnership, business trust, or other legal entity, which offers services under this chapter to the public through licensees who are acting as agents, employees, officers, or partners of the firm. A person who is licensed as a building code administrator under part XII of chapter 468, an engineer under chapter 471, or an architect under chapter 481 may act as a private provider for an agent, employee, or officer of the private provider firm.

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(p) "Registration" means the roster of authorized private provider firms held by each local enforcement agency.

(q)~~(p)~~ "Request for certificate of occupancy or certificate of completion" means a properly completed and executed application for:

1. A certificate of occupancy or certificate of completion.

2. A certificate of compliance from the private provider required under subsection (15) ~~(13)~~.

3. Any applicable fees.

4. Any documents required by the local building official to determine that the fee owner has secured all other government approvals required by law.

(r)~~(q)~~ "Single-trade inspection" or "single-trade plans review" means any inspection or plans review focused on a single construction trade, such as plumbing, mechanical, or electrical. The term includes, but is not limited to, inspections or plans reviews of door or window replacements; fences and block walls more than 6 feet high from the top of the wall to the bottom of the footing; stucco or plastering; reroofing with no structural alteration; solar energy and energy storage installations or alterations; HVAC replacements; ductwork or fan replacements; alteration or installation of wiring, lighting, and service panels; water heater changeouts; sink replacements; and repiping.

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651 ~~(s)-(r)~~ "Site work" means the portion of a construction
652 project that is not part of the building structure, including,
653 but not limited to, grading, excavation, landscape irrigation,
654 and installation of driveways.

655 ~~(t)-(s)~~ "Stop-work order" means the issuance of any written
656 statement, written directive, or written order which states the
657 reason for the order and the conditions under which the cited
658 work will be permitted to resume.

659 (2) (a) Notwithstanding any other law or local government
660 ordinance or local policy, the fee owner of a building or
661 structure, or the fee owner's contractor upon explicit written
662 authorization from the fee owner, may choose at any time to use
663 a private provider to provide plans review or building code
664 inspection services with regard to such building or structure
665 and may make payment directly to the private provider for the
666 provision of such services. All such services shall be the
667 subject of a ~~written~~ contract between the private provider, or
668 the private provider's firm, and the fee owner or the fee
669 owner's contractor, upon explicit written authorization of the
670 fee owner. A copy of such written authorization must be
671 submitted to the local building official. The local enforcement
672 agency may not require the contract to be provided as part of
673 the permit application or as a condition for issuing a permit.
674 The fee owner may elect to use a private provider to provide
675 plans review or required building inspections, or both. However,

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676 if the fee owner or the fee owner's contractor uses a private
677 provider to provide plans review, the local building official,
678 in his or her discretion and pursuant to duly adopted policies
679 of the local enforcement agency, may require the fee owner or
680 the fee owner's contractor to use a private provider to also
681 provide required building inspections.

682 (b) If a fee ~~an~~ owner or the fee owner's contractor
683 retains a private provider for purposes of plans review or
684 building inspection services, the local jurisdiction must reduce
685 the permit fee by the amount of cost savings realized by the
686 local enforcement agency for not having to perform such
687 services. Such reduction may be calculated on a flat fee or
688 percentage basis, or any other reasonable means by which a local
689 enforcement agency assesses the cost for its plans review or
690 inspection services. The permit fee must be based on the cost
691 incurred by the local jurisdiction, including the labor cost of
692 the personnel providing such services and the clerical and
693 supervisory assistance required to comply with this section. The
694 local jurisdiction may not charge fees for plans review or
695 building inspections if the fee owner or the fee owner's
696 contractor hires a private provider to perform such services.
697 The local enforcement agency may not charge punitive
698 administrative fees when a fee owner has chosen to work with a
699 private provider; ~~however, the local jurisdiction may charge a~~
700 ~~reasonable administrative fee, which shall be based on the cost~~

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701 ~~that is actually incurred, including the labor cost of the~~
702 ~~personnel providing the service, by the local jurisdiction or~~
703 ~~attributable to the local jurisdiction for the clerical and~~
704 ~~supervisory assistance required, or both.~~

705 (c) If a fee an owner or the fee owner's a contractor
706 retains a private provider for purposes of plans review or
707 building inspection services, the local jurisdiction must
708 provide equal access to all permitting and inspection documents
709 and reports to the private provider, owner, and contractor if
710 such access is provided by software that protects exempt records
711 from disclosure. Access to these documents must be promptly
712 provided.

713 (d) If a fee owner or the fee owner's contractor retains a
714 private provider for purposes of plans review or building
715 inspection services for a commercial construction project, the
716 local enforcement agency must reduce the permit fee by at least
717 25 percent of the portion of the permit fee attributable to
718 plans review or building inspection services, as applicable. If
719 the fee owner or the fee owner's contractor retains a private
720 provider for all required plans review and building inspection
721 services, the local enforcement agency must reduce the total
722 permit fee by at least 50 percent of the amount otherwise
723 charged for such services. If the local enforcement agency does
724 not reduce such fee by at least the percentages provided in this
725 paragraph, the local enforcement agency forfeits the ability to

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726 collect any fees for the commercial construction project. The
727 surcharge required by s. 553.721 must be calculated based on the
728 amount of the reduced permit fee. This paragraph does not
729 prohibit a local enforcement agency from reducing a permit fee
730 in excess of the percentages provided in this paragraph.

731 (e) A local government or local building official may not
732 require additional forms beyond those required at registration,
733 except for the written notice required under subsection (5), if
734 a fee owner or the fee owner's contractor uses a private
735 provider.

736 (3) A private provider and any duly authorized
737 representative may only perform building code inspection
738 services that are within the disciplines covered by that
739 person's licensure or certification under chapter 468, chapter
740 471, or chapter 481, including single-trade inspections. A
741 private provider may not provide building code inspection
742 services pursuant to this section upon any building designed or
743 constructed by the private provider or the private provider's
744 firm.

745 (4) A local enforcement agency must create a registration
746 system for private providers and private provider firms working
747 in the local enforcement agency's jurisdiction. A local
748 enforcement agency must have a method to register and update
749 registration information electronically. The local enforcement
750 agency may not charge an administrative fee for registration or

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updates to a registration. The private provider or private provider firm must provide its contact information and verify compliance with the licensure requirements of paragraph (1)(n) or paragraph (1)(o), as applicable, and the insurance requirements of subsection (20). The private provider or private provider firm must register with the local enforcement agency in the jurisdiction in which the provider or firm is working before contracting to provide services in such jurisdiction. The private provider or private provider firm must update its registration within 5 business days after any change to the provider's or firm's contact information, licensure, or insurance coverage.

(5)-(4) A fee owner or the fee owner's contractor using a private provider to provide building code inspection services shall notify the local building official in writing at the time of permit application, or by 2 p.m. local time, 2 business days before the first scheduled inspection by the local building official or building code enforcement agency that a private provider has been contracted to perform the required inspections of construction under this section, including single-trade inspections, on a form ~~to be~~ adopted by the commission. The local enforcement agency may not alter the form. This notice must ~~shall~~ include the following information:

- (a) The services to be performed by the private provider.
- (b) The name, firm, address, telephone number, and e-mail

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776 address of each private provider who is performing or will
777 perform such services, his or her professional license or
778 certification number, ~~qualification statements or resumes,~~ and,
779 if required by the local building official, a certificate of
780 insurance demonstrating that professional liability insurance
781 coverage is in place for the private provider's firm, the
782 private provider, and any duly authorized representative in the
783 amounts required by this section.

784 (c) An acknowledgment from the fee owner or the fee
785 owner's contractor in substantially the following form:
786

787 I have elected to use one or more private providers to
788 provide building code plans review and/or inspection
789 services on the building or structure that is the
790 subject of the enclosed permit application, as
791 authorized by s. 553.791, Florida Statutes. I
792 understand that the local building official may not
793 review the plans submitted or perform the required
794 building inspections to determine compliance with the
795 applicable codes, except to the extent specified in
796 said law. Instead, plans review and/or required
797 building inspections will be performed by licensed or
798 certified personnel identified in the application. The
799 law requires minimum insurance requirements for such
800 personnel, but I understand that I may require more

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insurance to protect my interests. By executing this form, I acknowledge that I have made inquiry regarding the competence of the licensed or certified personnel and the level of their insurance and am satisfied that my interests are adequately protected. I agree to indemnify, defend, and hold harmless the local government, the local building official, and their building code enforcement personnel from any and all claims arising from my use of these licensed or certified personnel to perform building code inspection services with respect to the building or structure that is the subject of the enclosed permit application.

If the fee owner or the fee owner's contractor makes any changes to the listed private providers or the services to be provided by those private providers, the fee owner or the fee owner's contractor shall, within 1 business day after any change or within 2 business days before the next scheduled inspection, update the notice to reflect such changes. A change of a duly authorized representative named in the permit application does not require a revision of the permit, and the building code enforcement agency shall not charge a fee for making the change.

(6) ~~(5)~~ After construction has commenced ~~and if either the local building official is unable to provide inspection services~~

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826 ~~in a timely manner or the work subject to inspection is related~~
827 ~~to a single-trade inspection for a single-family or two-family~~
828 ~~dwelling~~, the fee owner or the fee owner's contractor may elect
829 to use a private provider to provide inspection services for a
830 single-trade inspection for a single-family or two-family
831 dwelling by notifying the local building official of the owner's
832 or contractor's intention to do so ~~by 2 p.m. local time, 2~~
833 ~~business days~~ before the next scheduled inspection using the
834 notice provided for in paragraphs (5) (a), (b), and (c) ~~(4) (a)-~~
835 ~~(e)~~.

836 (7) ~~(6)~~ A private provider performing plans review under
837 this section shall review the plans to determine compliance with
838 the applicable codes. For single-trade plans reviews, a private
839 provider may use an automated or software-based plans review
840 system designed to determine compliance with one or more
841 applicable codes, including, but not limited to, the National
842 Electrical Code and the Florida Building Code. Upon determining
843 that the plans reviewed comply with the applicable codes, the
844 private provider shall prepare an affidavit or affidavits
845 certifying, under oath, that the following is true and correct
846 to the best of the private provider's knowledge and belief:

847 (a) The plans were reviewed by the affiant, who is duly
848 authorized to perform plans review pursuant to this section and
849 holds the appropriate license or certificate.

850 (b) The plans comply with the applicable codes.

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Such affidavit may bear a written or electronic signature and may be submitted electronically to the local building official. A local enforcement agency must accept electronically submitted affidavits.

(8)(a) The local building official may not review plans, construction drawings, or any other related documents determined by a private provider to be compliant with the applicable codes, except to the extent necessary to determine compliance with local ordinances, floodplain management regulations, site review requirements, and any other administrative or life-safety review unrelated to building code compliance.

(b) The local building official may review other forms and documents required under this section for completeness only. The local building official must provide written notice to a permit applicant of any incomplete forms or documents required under this section no later than 10 business days after receipt of a permit application or, if the permit application is relating to a single-trade plans review for a single-family or two-family dwelling, no later than 5 business days after receipt of a permit application, and an affidavit from the private provider as required in subsection (7). The written notice must state with specificity which forms or documents are incomplete.

~~(7)(a) No more than 20 business days, or if the permit application is related to a single-trade plans review for a~~

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876 ~~single-family or two-family dwelling, no more than 5 business~~
877 ~~days, after receipt of a permit application and the affidavit~~
878 ~~from the private provider required pursuant to subsection (6),~~
879 ~~the local building official shall issue the requested permit or~~
880 ~~provide a written notice to the permit applicant identifying the~~
881 ~~specific plan features that do not comply with the applicable~~
882 ~~codes, as well as the specific code chapters and sections. If~~
883 the local building official does not provide such a written
884 notice ~~of the plan deficiencies~~ within the prescribed time
885 period, the permit ~~application~~ must be deemed approved as a
886 matter of law, and the permit must be issued by the local
887 building official on the next business day.

888 ~~(c)-(b)~~ If the local building official provides a written
889 notice ~~of plan deficiencies~~ to the permit applicant of any
890 incomplete forms or documents required under this section at the
891 time of plan submission within the prescribed time period, such
892 ~~the~~ time period is tolled pending resolution of the matter. To
893 resolve the issues raised in the notice ~~plan deficiencies~~, the
894 permit applicant may elect to dispute the issues ~~deficiencies~~
895 pursuant to subsection (17) ~~(15)~~ or to submit revisions to
896 correct the issues ~~deficiencies~~.

897 ~~(d)-(e)~~ If the permit applicant submits revisions, the
898 local building official has the remainder of the tolled 10-day
899 or 5-day time period plus 5 business days ~~after the date of~~
900 ~~resubmittal~~ to issue the requested permit or to provide a second

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written notice to the permit applicant stating which of the previously identified forms or documents ~~plan features~~ remain incomplete ~~in noncompliance with the applicable codes, with specific reference to the relevant code chapters and sections.~~ Any subsequent review by the local building official is limited to the issues ~~deficiencies~~ cited in the original written notice. If the local building official does not provide the second written notice within the prescribed time period, the permit must be deemed approved as a matter of law, and the local building official must issue the permit on the next business day.

(e) ~~(d)~~ If the local building official provides a second written notice ~~of plan deficiencies~~ to the permit applicant within the prescribed time period, the permit applicant may elect to dispute the issues raised in the second notice ~~deficiencies~~ pursuant to subsection (17) ~~(15)~~ or to submit additional revisions to correct the issues ~~deficiencies~~. For all revisions submitted after the first revision, the local building official has an additional 5 business days ~~after the date of resubmittal~~ to issue the requested permit or to provide a written notice to the permit applicant stating which of the previously identified forms or documents ~~plan features~~ remain incomplete. If the local building official does not provide the notice within the prescribed time period, the permit must be deemed approved as a matter of law, and the local building

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926 official must issue the permit on the next business day ~~in~~
927 ~~noncompliance with the applicable codes, with specific reference~~
928 ~~to the relevant code chapters and sections.~~

929 (9)~~(8)~~ A private provider performing required inspections
930 under this section shall inspect each phase of construction as
931 required by the applicable codes. Such inspection, including a
932 single-trade inspection, may be performed in person or
933 virtually. The private provider may have a duly authorized
934 representative perform the required inspections, provided all
935 required reports are prepared by and bear the written or
936 electronic signature of the private provider or the private
937 provider's duly authorized representative. The duly authorized
938 representative must be an employee of the private provider
939 entitled to receive reemployment assistance benefits under
940 chapter 443. The contractor's contractual or legal obligations
941 are not relieved by any action of the private provider.

942 (10)~~(9)~~ ~~A private provider performing required inspections~~
943 ~~under this section shall provide notice to the local building~~
944 ~~official of the approximate date and time of any such~~
945 ~~inspection.~~ The local building official may not prohibit the
946 private provider from performing any inspection outside the
947 local building official's normal operating hours, including
948 after hours, weekends, or holidays. ~~The local building official~~
949 ~~may visit the building site as often as necessary to verify that~~
950 ~~the private provider is performing all required inspections. A~~

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deficiency notice must be posted by the private provider, the duly authorized representative of the private provider, or the building department whenever a noncomplying item related to the building code or the permitted documents is found. Such notice may be physically posted at the job site or electronically posted. After corrections are made, the item must be reinspected by the private provider or the representative of the private provider before being concealed. ~~Reinspection or reaudit fees shall not be charged by~~ The local jurisdiction may not charge reinspection or reaudit fees as a result of the local jurisdiction's audit inspection occurring before the performance of the private provider's inspection or for any other administrative matter not involving the detection of a violation of the building code or a permit requirement.

(11) A local enforcement agency is not responsible for the regulatory administration or supervision of building code inspection services performed by a private provider hired by a fee owner or the fee owner's contractor. A local enforcement agency may not require additional verification of licensure or insurance requirements beyond that which is required at registration.

(12) ~~(10)~~ If the private provider is a person licensed as an engineer under chapter 471 or an architect under chapter 481 and affixes his or her professional seal to the affidavit required under subsection (7) ~~(6)~~, the local building official

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976 must issue the requested permit or provide a written notice to
977 the permit applicant identifying the specific plan features that
978 do not comply with the applicable codes, as well as the specific
979 code chapters and sections, within 10 business days after
980 receipt of the permit application and affidavit. In such written
981 notice, the local building official must provide with
982 specificity the plan's deficiencies, the reasons the permit
983 application failed, and the applicable codes being violated. If
984 the local building official does not provide specific written
985 notice to the permit applicant within the prescribed 10-day
986 period, the permit application is deemed approved as a matter of
987 law, and the local building official must issue the permit on
988 the next business day.

989 (13)~~(11)~~ If equipment replacements and repairs must be
990 performed in an emergency situation, subject to the emergency
991 permitting provisions of the Florida Building Code, a private
992 provider may perform emergency inspection services without first
993 notifying the local building official ~~pursuant to subsection~~
994 ~~(9)~~. A private provider must conduct the inspection within 3
995 business days after being contacted to conduct an emergency
996 inspection and must submit the inspection report to the local
997 building official within 1 day after the inspection is
998 completed.

999 (14)~~(12)~~ Upon completing the required inspections at each
1000 applicable phase of construction, the private provider shall

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1001 record such inspections on a form provided by the commission
 1002 ~~acceptable to the local building official~~. The form must bear
 1003 the written or electronic signature of the private provider or
 1004 the private provider's duly authorized representative. These
 1005 inspection records must ~~shall~~ reflect those inspections required
 1006 by the applicable codes of each phase of construction for which
 1007 permitting by a local enforcement agency is required. The
 1008 private provider, upon completion of the required inspection,
 1009 shall post each completed inspection record, indicating pass or
 1010 fail, and provide the record to the local building official
 1011 within 4 ~~2~~ business days. Such inspection record may be
 1012 electronically posted by the private provider, or the private
 1013 provider may post such inspection record physically at the
 1014 project site. The private provider may electronically transmit
 1015 the record to the local building official. The local building
 1016 official may waive the requirement to provide a record of each
 1017 inspection within 4 ~~2~~ business days if the record is
 1018 electronically posted or transmitted or posted at the project
 1019 site and all such inspection records are submitted with the
 1020 certificate of compliance. Unless the records have been
 1021 electronically posted or transmitted, records of all required
 1022 and completed inspections shall be maintained at the building
 1023 site at all times and made available for review by the local
 1024 building official. A local building official may not fail any
 1025 inspection performed by a private provider for not having the

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inspection records at the job site if the inspection records
have been electronically transmitted to the local building
official within the 4-business-day requirement. The private
 provider shall report to the local enforcement agency any
 condition that poses an immediate threat to public safety and
 welfare.

~~(15)-(13)~~ Upon completion of all required inspections, the
 private provider firm shall prepare a certificate of compliance,
 on a form provided by the commission ~~acceptable to the local~~
~~building official~~, summarizing the inspections performed and
 including a written representation, under oath, that the stated
 inspections have been performed and that, to the best of the
 private provider's knowledge and belief, the building
 construction inspected complies with the approved plans and
 applicable codes. The certificate of compliance may be signed by
any qualified licensed individual employed full time by the
private provider firm under whose authority the inspection was
completed. The statement required of the private provider shall
 be substantially in the following form and shall be signed and
 sealed by a private provider as established in subsection (1) or
 may be electronically transmitted to the local building
 official:

To the best of my knowledge and belief, the building
 components and site improvements outlined herein and

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1051 inspected under my authority have been completed in
1052 conformance with the approved plans and the applicable
1053 codes.

1054
1055 (16) (a) ~~(14) (a)~~ The local building official may only
1056 perform building inspections of construction that a private
1057 provider has determined to be compliant with the applicable
1058 codes if the local building official has knowledge that the
1059 private provider did not perform the required inspections. If
1060 the local building official has such knowledge, the local
1061 building official must provide to the private provider written
1062 notice of the facts and circumstances upon which the local
1063 building official relied for such knowledge before performing a
1064 required inspection. The local building official may review
1065 forms and documents required under this section for completeness
1066 only. No more than 10 business days, or if the permit is related
1067 to single-family or two-family dwellings then no more than 2
1068 business days, after receipt of a request for a certificate of
1069 occupancy or certificate of completion and the applicant's
1070 presentation of a certificate of compliance and approval of all
1071 other government approvals required by law, including the
1072 payment of all outstanding fees, the local building official
1073 shall issue the certificate of occupancy or certificate of
1074 completion or provide a notice to the applicant of any
1075 incomplete forms or documents required under this section

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CODING: Words ~~stricken~~ are deletions; words underlined are additions.

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1076 ~~identifying the specific deficiencies, as well as the specific~~
1077 ~~code chapters and sections.~~

1078 (b) If the local building official does not provide notice
1079 of any incomplete forms or documents ~~the deficiencies~~ within the
1080 applicable time periods under paragraph (a), the request for a
1081 certificate of occupancy or certificate of completion is
1082 automatically granted and deemed issued as of the next business
1083 day. The local building official must provide the applicant with
1084 the written certificate of occupancy or certificate of
1085 completion within 10 days after it is automatically granted and
1086 issued. To resolve any identified issues ~~deficiencies~~, the
1087 applicant may elect to dispute the issues ~~deficiencies~~ pursuant
1088 to subsection (17) ~~(15)~~ or to submit a corrected request for a
1089 certificate of occupancy or certificate of completion.

1090 (17) ~~(15)~~ If the local building official determines that
1091 the building construction or plans do not comply with the
1092 applicable codes, the official may deny the permit or request
1093 for a certificate of occupancy or certificate of completion, as
1094 appropriate, or may issue a stop-work order for the project or
1095 any portion thereof as provided by law, if the official
1096 determines that the noncompliance poses an immediate threat to
1097 public safety and welfare, subject to the following:

1098 (a) The local building official shall be available to meet
1099 with the private provider within 2 business days to resolve any
1100 dispute after issuing a stop-work order or providing notice to

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the applicant denying a permit or request for a certificate of occupancy or certificate of completion.

(b) If the local building official and private provider are unable to resolve the dispute, the matter shall be referred to the local enforcement agency's board of appeals, if one exists, which shall consider the matter at its next scheduled meeting or sooner. Any decisions by the local enforcement agency's board of appeals, or local building official if there is no board of appeals, may be appealed to the commission as provided by this chapter.

(c) Notwithstanding any provision of this section, any decisions regarding the issuance of a building permit, certificate of occupancy, or certificate of completion may be reviewed by the local enforcement agency's board of appeals, if one exists. Any decision by the local enforcement agency's board of appeals, or local building official if there is no board of appeals, may be appealed to the commission as provided by this chapter, which shall consider the matter at the commission's next scheduled meeting.

(18)~~(16)~~ For the purposes of this section, any notice to be provided by the local building official shall be deemed to be provided to the person or entity when successfully transmitted to the e-mail address listed for that person or entity in the permit application or revised permit application, or, if no e-mail address is stated, when actually received by that person or

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entity.

(19) (a) ~~(17) (a)~~ A local enforcement agency, local building official, or local government may not adopt or enforce any laws, rules, procedures, policies, qualifications, or standards more stringent than those prescribed by this section.

~~(b) A local enforcement agency, local building official, or local government may establish, for private providers, private provider firms, and duly authorized representatives working within that jurisdiction, a system of registration to verify compliance with the licensure requirements of paragraph (1) (n) and the insurance requirements of subsection (18).~~

(b) (e) This section does not limit the authority of the local building official to issue a stop-work order for a building project or any portion of the project, as provided by law, if the official determines that a condition on the building site constitutes an immediate threat to public safety and welfare.

(c) A local enforcement agency may not prohibit or limit private providers from using virtual inspections if a virtual inspection is not prohibited by any applicable code.

(20) (18) A private provider may perform building code inspection services on a building project under this section only if the private provider maintains insurance for professional liability covering all services performed as a private provider. Such insurance shall have minimum policy

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1151 limits of \$1 million per occurrence and \$2 million in the
 1152 aggregate for any project with a construction cost of \$5 million
 1153 or less and \$2 million per occurrence and \$4 million in the
 1154 aggregate for any project with a construction cost of over \$5
 1155 million. Nothing in this section limits the ability of a fee
 1156 owner to require additional insurance or higher policy limits.
 1157 For these purposes, the term "construction cost" means the total
 1158 cost of building construction as stated in the building permit
 1159 application. If the private provider chooses to secure claims-
 1160 made coverage to fulfill this requirement, the private provider
 1161 must also maintain coverage for a minimum of 5 years after
 1162 ~~subsequent to~~ the performance of building code inspection
 1163 services. The insurance required under this subsection shall be
 1164 written only by insurers authorized to do business in this state
 1165 with a minimum A.M. Best's rating of A. Before providing
 1166 building code inspection services within a local building
 1167 official's jurisdiction, a private provider must provide to the
 1168 local building official a certificate of insurance evidencing
 1169 that the coverages required under this subsection are in force.
 1170 (21) ~~(19)~~ When performing building code inspection
 1171 services, a private provider is subject to the disciplinary
 1172 guidelines of the applicable professional board with
 1173 jurisdiction over his or her license or certification under
 1174 chapter 468, chapter 471, or chapter 481. All private providers
 1175 shall be subject to the disciplinary guidelines of s.

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1176 468.621(1)(c)-(h). Any complaint processing, investigation, and
1177 discipline that arise out of a private provider's performance of
1178 building code inspection services shall be conducted by the
1179 applicable professional board.

1180 (22)~~(20)~~ A local building code enforcement agency may not
1181 audit the performance of building code inspection services by
1182 private providers operating within the local jurisdiction until
1183 the agency has created standard operating private provider audit
1184 procedures for the agency's internal inspection and review
1185 staff, which includes, at a minimum, the private provider audit
1186 purpose and scope, private provider audit criteria, an
1187 explanation of private provider audit processes and objections,
1188 and detailed findings of areas of noncompliance. Such private
1189 provider audit procedures must be publicly available online, and
1190 a printed version must be readily accessible in agency
1191 buildings. The private provider audit results of staff for the
1192 prior two quarters also must be publicly available. The agency's
1193 audit processes must adhere to the agency's posted standard
1194 operating audit procedures. The same private provider or private
1195 provider firm may not be audited more than four times in a year
1196 unless the local building official determines a condition of a
1197 building constitutes an immediate threat to public safety and
1198 welfare, which must be communicated in writing to the private
1199 provider or private provider firm. The private provider or
1200 private provider firm must be given notice of each audit to be

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performed at least 5 business days before the audit. Work on a building or structure may proceed after inspection and approval by a private provider. The work may not be delayed for completion of an inspection audit by the local building code enforcement agency.

(23) ~~(21)~~ The local government, ~~the~~ local building official, and ~~their~~ building code enforcement personnel shall be immune from liability to any person or party for any action or inaction by a fee owner of a building, or by a private provider or its duly authorized representative, in connection with building code inspection services as authorized in this act. The local government, local enforcement agency, local building official, and building code enforcement personnel may not prohibit or discourage the use of a private provider or a private provider firm.

(24) ~~(22)~~ Notwithstanding any other law, a county, a municipality, a school district, or an independent special district may use a private provider or a private provider firm, or may employ a licensed building inspector as described in s. 468.603(5) (a) or a person who holds the same licensure or certification as a private provider, to provide building code inspection services for a public works project, an improvement, a building, or any other structure that is owned by the county, municipality, school district, or independent special district.

Section 10. Paragraph (a) of subsection (1) of section

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1226 553.792, Florida Statutes, is amended to read:

1227 553.792 Building permit application to local government.—

1228 (1)(a) A local government must approve, approve with
1229 conditions, or deny a building permit application after receipt
1230 of a completed and sufficient application within the following
1231 timeframes, unless the applicant waives such timeframes in
1232 writing:

1233 1. Within 5 business days after receiving a complete and
1234 sufficient application, for an applicant using a local
1235 government plans reviewer to obtain the following building
1236 permits for an existing single-family residential dwelling if
1237 the value of the work is less than \$15,000: structural,
1238 accessory structure, alarm, electrical, gas, irrigation,
1239 landscaping, mechanical, plumbing, or roofing.

1240 ~~2.1.~~ Within 30 business days after receiving a complete
1241 and sufficient application, for an applicant using a local
1242 government plans reviewer to obtain the following building
1243 permits if the structure is less than 7,500 square feet:
1244 residential units, including a single-family residential unit or
1245 a single-family residential dwelling, accessory structure,
1246 alarm, electrical, irrigation, landscaping, mechanical,
1247 plumbing, or roofing.

1248 ~~3.2.~~ Within 60 business days after receiving a complete
1249 and sufficient application, for an applicant using a local
1250 government plans reviewer to obtain the following building

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permits if the structure is 7,500 square feet or more:
residential units, including a single-family residential unit or
a single-family residential dwelling, accessory structure,
alarm, electrical, irrigation, landscaping, mechanical,
plumbing, or roofing.

~~4.3.~~ Within 60 business days after receiving a complete
and sufficient application, for an applicant using a local
government plans reviewer to obtain the following building
permits: signs or nonresidential buildings that are less than
25,000 square feet.

~~5.4.~~ Within 60 business days after receiving a complete
and sufficient application, for an applicant using a local
government plans reviewer to obtain the following building
permits: multifamily residential, not exceeding 50 units; site-
plan approvals and subdivision plats not requiring public
hearing or public notice; and lot grading and site alteration.

~~6.5.~~ Within 12 business days after receiving a complete
and sufficient application, for an applicant using a master
building permit consistent with s. 553.794 to obtain a site-
specific building permit.

~~7.6.~~ Within 10 business days after receiving a complete
and sufficient application, for an applicant for a single-family
residential dwelling applied for by a contractor licensed in
this state on behalf of a property owner who participates in a
Community Development Block Grant-Disaster Recovery program

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~~administered by the Department of Commerce,~~ unless the permit application fails to satisfy the Florida Building Code or the enforcing agency's laws or ordinances.

However, the local government may not require the waiver of the timeframes in this section as a condition precedent to reviewing an applicant's building permit application.

Section 11. Paragraph (c) is added to subsection (1) of section 720.3035, Florida Statutes, to read:

720.3035 Architectural control covenants; parcel owner improvements; rights and privileges.—

(1)

(c) An association or any architectural, construction improvement, or other such similar committee of an association may not require a building permit to be issued by a governmental authority to a parcel owner as a prerequisite for review by the association or committee concerning the construction of structures or improvements on the parcel.

Section 12. This act shall take effect July 1, 2026.

RESOLUTION NO. 2026-25

A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF LAUDERDALE-BY-THE-SEA, FLORIDA, ADOPTING AN AMENDED BUILDING PERMIT AND INSPECTION FEE SCHEDULE; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

WHEREAS, the Town of Lauderdale-By-The-Sea (the “Town”) adopted Resolution 2011-43, establishing building permit and inspection fees; and

WHEREAS, Broward County, by their Resolution 2012-487 required governmental authorities issuing permits pursuant to the Florida Building Code, Broward County Edition, to charge a fee in connection with such permits, effective October 1, 2012; and

WHEREAS, the Town adopted Resolution 2012-42, revising building permit and inspection fees;

WHEREAS, the Town subsequently adopted Resolution 2016-02, revising building permit and inspection fees to add fees associated with processing applications, technical consultation fees, and business tax building inspection fees; revising the criteria for the refund of permit fees; and decrease the cost of the permit extension fee and the 40-year building safety inspection program fee; and

WHEREAS, The Town adopted Resolution 2017-09 revising the criteria for refund of permit fees; and

WHEREAS, The Town adopted Resolution 2017-25 revising the criteria for renewal of an expired permit; and

WHEREAS, the Town adopted Resolution 2017-28 to revise the Mandatory State and

County fees to be consistent with state law; and

WHEREAS, the Town adopted Resolution 2017-45 revising the Engineer hourly rate and Engineer Inspection fee to be consistent with its current Engineering Services contract; and

WHEREAS, the Town adopted Resolution 2018-34 to reflect the change to the Board of Rules and Appeals fee and to amend the Swimming Pool Permit Fee; and

WHEREAS, the Town adopted Resolution 2019-23 to amend the fee schedule to amend Engineering fees to be current with its Engineering contract and to include a set rate for Engineering review services to be consistent with the building department fees; and

WHEREAS, the Town adopted Resolution 2022- 57 to amend the fee schedule to update building permit fees to account for increased building department administration costs due to inflation; and

WHEREAS, during the 2026 Legislative Session, the Florida Legislature adopted House Bill 803, which substantially revised Florida's building permitting and inspection laws by, among other things, expanding permit exemptions for certain residential work; and

WHEREAS, the Town Commission desires to amend the building permit and inspection fee schedule, attached hereto as Exhibit "A," to ensure compliance with HB 803; and

WHEREAS, the Town Commission finds that this Resolution is in the best interest and welfare of the residents of the Town.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COMMISSION OF THE TOWN OF LAUDERDALE-BY-THE-SEA, FLORIDA, THAT:

Section 1. Recitals. The foregoing "Whereas" clauses are hereby ratified and confirmed by the Town Commission and incorporated herein.

Section 2. Fee Schedule Adopted. The Town Commission of the Town of

Lauderdale-By-The-Sea, Florida, hereby adopts the Building Permit and Inspection Fees, as set forth in the Building Permit and Inspection Fee Schedule attached hereto and incorporated herein, as Exhibit "A".

Section 3. **Implementation.** The appropriate Town officials are authorized to execute all necessary documents and to take any necessary action to effectuate the intent of this Resolution.

Section 4. **Severability.** If any clause, section, or other part of this Resolution shall be held by any Court of competent jurisdiction to be unconstitutional or invalid, such unconstitutional or invalid part shall be considered as eliminated and in no way affecting the validity of the other provisions of this Resolution.

Section 5. **Conflict.** Resolution Nos. 2022-57, 2019-23, 2018-34, 2017-45, 2017-28, 2017-25, 2017-09, 2016-02, 2012-42 and 2011-43 and all Resolutions or parts of Resolutions in conflict herewith, are hereby repealed to the extent of such conflict.

Section 6. **Effective Date.** This Resolution shall be deemed to be effective passage and adoption.

PASSED AND ADOPTED this 14th day of July 2026.

MAYOR EDMUND MALKOON

ATTEST

Melissa Vasami, Town Clerk

APPROVED AS TO FORM:

Susan L. Trevarthen, Town Attorney

EXHIBIT “A”

RESOLUTION 2026-25
Town of Lauderdale-By-The-Sea

BUILDING PERMIT AND INSPECTION FEE SCHEDULE

Effective JULY 1, 2026

77 **(a) Permit and Plan Review Fees.**

78 (1) The full permit and plan review fee is due at time of the submission of a permit application.

79 (2) The permit and plan review fee includes services related to permit application intake,
80 processing, plan review, plan approval, permit issuance and permit close-out, as well as,
81 scheduling and resulting of required inspections.

82
83 **(b) Calculation of permit and plan review fee.**

84 (1) Permit valuations shall include total value of the work including labor and materials for
85 which the permit is being applied for.

86 (2) The building permit fee shall be calculated based on the cost of construction or project.
87 This cost may be determined in the following ways as determined by the Building Official:

- 88 a. Cost of construction as submitted by the applicant;
- 89 b. Copies of signed contracts for work to be permitted; or
- 90 c. Using the values in the most recent edition of the RS Means Construction Valuation
91 System.

92
93 **(c) Mandatory State and County fees.**

94 (1) Broward County Board of Rules and Appeals Surcharge:

95 A fee equal to the greater of \$2.00 or \$0.52 for each \$1,000.00, or fraction thereof of “Total
96 Construction Cost” shall be collected for any building electrical, plumbing, mechanical,
97 engineering, and liquefied petroleum permit issued, including but not limited to permits
98 issued for alternations, repair, installation and demolition.

Text shown in underline reflects new or revised additions. Text in ~~strike through~~ represents deleted text.

EXHIBIT “A”

RESOLUTION 2026-25
Town of Lauderdale-By-The-Sea

BUILDING PERMIT AND INSPECTION FEE SCHEDULE

Effective JULY 1, 2026

~~“Total Construction Cost” shall be provided by the permit applicant or designer of record and approved by the Building Official using contracts, current R.S. Means catalog, or other methods.~~

(3) Florida Statute 553.721 Department of Business and Professional Regulation Surcharge - 1.0 percent of the permit fee or a minimum of \$2.00.

(4) Florida Statute 468.631 Building Code Administrators and Inspectors Fund. – 1.5 percent of the permit fee or a minimum of \$2.00.

(3) Education fee – 0.2 percent of the permit fee.

(d) Building Permit and Plan Review ~~Inspection~~ Fees.

(1) Minimum Permit and Plan Review Fee.

\$90.00

(2) Building Permit and Plan Review Fees (does not apply to work valued at less than \$7,500 on single-family dwellings provided the work qualifies under state law).

The fees for each permit are calculated based on a percentage of total construction cost under the permit and plan review fees as follows:

a. Permit and Plan Review fee calculation table.

Permit Type	Permit Fee
New Construction	2%
Additions or Alterations	3%

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EXHIBIT “A”

RESOLUTION 2026-25
Town of Lauderdale-By-The-Sea

BUILDING PERMIT AND INSPECTION FEE SCHEDULE

Effective JULY 1, 2026

Roofing Permit Fees	1.5%
Swimming Pool Permit Fees	1.5%
Miscellaneous Permit Fees	2%
Demolition of Buildings	1% of Total Cost of Demolition
Elevators, Escalators, and other Lift Devices	Regulated by Broward County

b. Plan review fees.

1. Building disciplines. The building permit fee includes review by one construction discipline. If more than one discipline must review or inspect the project, then an additional discipline fee, including zoning, of \$90.00 for each applies.

(c). Inspection Fees

1. Required inspections are provided with no additional fee to the Permit and Plan Review fee.

2. Re-inspections, other inspections and permit cancellation inspections will be billed at a rate of \$100 per inspection, per trade, per occurrence. as follows:

1. ~~First Occurrence~~ ————— \$ 75.00
2. ~~Second Occurrence~~ ————— \$ 150.00
3. ~~Third Occurrence~~ ————— \$ 225.00
4. ~~Fourth and all subsequent Occurrences~~ ————— \$ 300.00

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EXHIBIT “A”

RESOLUTION 2026-25
Town of Lauderdale-By-The-Sea

BUILDING PERMIT AND INSPECTION FEE SCHEDULE

Effective JULY 1, 2026

2. Engineering. The engineering fees for each permit are calculated based on the permit fee calculation table as follows:

- a. Permit Fee calculation table

Type of Permit	Initial Submittal	Additional Reviews
Additions/Renovations to Residential	\$275	\$100
Commercial New Construction	\$375	\$200
Commercial Alterations and Additions	\$335	\$150
Driveways	\$205	\$80
Multi-family New Construction	\$375	\$200
Multi-family Addition/Renovation	\$335	\$150
New Construction Single Family/Duplex Dwellings	\$335	\$210
Pools	\$275	\$100
Miscellaneous	\$275	\$100
Flood Plain Management	\$125	\$125

- b. Reinspection will be billed at \$125.00. All other engineering costs will be calculated at \$250 per hour.
- c. Miscellaneous permits include but are not limited to doors, garage doors, windows, storm shutters, fences, sheds, pool decks, paver patios, concrete slabs, driveways, screen enclosures, tents, gazebos, retaining walls, sea walls, etc. This

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EXHIBIT “A”

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BUILDING PERMIT AND INSPECTION FEE SCHEDULE

Effective JULY 1, 2026

also includes any miscellaneous electrical, plumbing, or mechanical permits covered by the Florida Building Code.

(e) Plan Revisions after permit is issued.

(1) Change of Plans/revisions each discipline \$90.00

a. Plus additional permit fees- verification of additional cost of job including all systems

(2) As determined by the Building Official, if the proposed change represents a major alteration of the floor plan, or configuration of the structure that requires extensive reexamination or computation, then the original permit shall be voided, and one half (1/2) of the original permit fee may be applied to the new permit.

(3) Change of Contractor \$90.00

(4) Product approval or review of shop drawings after permit is issued \$90.00

(f) Private Provider Permit Fees (F.S. § 553.791)

<u>Private Provider Service</u>	<u>Town Permit Fee</u>
<u>Private Provider Submittal Compliance Check</u>	<u>\$150.00</u>
<u>Private Provider Inspection Report Review</u>	<u>\$75.00</u>
<u>Commercial Property</u>	
<u>Private Provider performs either plan review or inspections</u>	<u>75% of the applicable Building Permit Fee (25% reduction)</u>

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EXHIBIT “A”

RESOLUTION 2026-25
Town of Lauderdale-By-The-Sea

BUILDING PERMIT AND INSPECTION FEE SCHEDULE

Effective JULY 1, 2026

<u>Private Provider Service</u>	<u>Town Permit Fee</u>
<u>Private Provider performs both plan review and inspections</u>	<u>50% of the applicable Building Permit Fee (50% reduction)</u>
<u>Zoning, engineering, fire review, right-of-way permits, impact fees, state surcharges, county surcharges, and any other fees unrelated to building plan review or inspections</u>	<u>Charged in full, as applicable</u>
<u>Residential Property</u>	
<u>Private Provider performs either plan review or inspections</u>	<u>5% of the applicable Building Permit Fee (5% reduction)</u>
<u>Private Provider performs both plan review and inspections</u>	<u>5% of the applicable Building Permit Fee (5% reduction)- Residential Property</u>
<u>Zoning, engineering, fire review, right-of-way permits, impact fees, state surcharges, county surcharges, and any other fees unrelated to building plan review or inspections</u>	<u>Charged in full, as applicable</u>

~~(f)~~(g) Technical and Additional Consultation Services

(1) Plan Reviewer, per hour or portion thereof	\$140.00
(2) Engineer	\$250.00
(3) Planner	\$95.00

Text shown in underline reflects new or revised additions. Text in ~~strike through~~ represents deleted text.

EXHIBIT “A”

RESOLUTION 2026-25
Town of Lauderdale-By-The-Sea

BUILDING PERMIT AND INSPECTION FEE SCHEDULE

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~~(g)~~(h) Extension of Permit.

- (1) Permit Extension Prior to Initial Permit Expiration. 5% or \$95.00, whichever is greater

~~(h)~~(i) Expired permits.

- (1) An applicant may apply one time to reinstate a permit within six (6) months after expiration of that permit, the application fee is half (1/2) of the original fee with a minimum of \$95.00, provided the application is for the same permit, the same plans on the same property, and that no refund has been made.
- (2) A permit which has been reinstated once, may not be reinstated a second time. The applicant must apply for a new permit with payment of all fees applicable at the time of the new permit application.
- (3) Application to reinstate an expired permit shall not be accepted more than six (6) months after the expiration of the permit. The applicant must apply for a new permit with payment of all fees applicable at the time of the new permit application.
- (4) Section (m), Fee for work without a permit, applies if applicable.

~~(i)~~(j) Certificate of Occupancy/Completion: this fee is due at time of initial building permit submission.

	Certificate of Occupancy	Temporary/Partial Certificate of Occupancy	Certificate of Completion
Residential	\$165.00	\$140.00	
Multi-Unit Residential	First Unit \$95.00 Each Additional Unit \$55.00		

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EXHIBIT “A”

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	Certificate of Occupancy	Temporary/Partial Certificate of Occupancy	Certificate of Completion
Commercial	\$ 275.00		
Shell Buildings			\$165.00
Others			\$95.00

(j)-(k)	Permit Card Replacement	\$55.00
(k) <u>(l)</u>	Additional Services.	
	(1) Business Tax-Building inspection (for all disciplines)	-\$165.00
	<u>\$100.00</u>	
	(2) Early Start Authorization-	\$200.00
	(3) Overtime, Specialty, and After Hours Inspections: 4 hour minimum at \$97.50 per hour or fraction thereof	
	(3)-(4) Recording Notice of Commencement	\$12.50 service fee plus \$12 per page
	<u>(5) Electronic File Conversion (per permit)</u>	<u>\$34 per permit</u>
	<u>a. Documents larger than 11”X17”</u>	<u>\$4.00</u>
(l)-(m)	40 Year Building Safety Inspection Program Fee.	\$350.00
(m) <u>(n)</u>	Fee for work without a permit.	Double the Permit Fee
(n) <u>(o)</u>	Refund of Permit Fee.	

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EXHIBIT “A”

RESOLUTION 2026-25
Town of Lauderdale-By-The-Sea

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(1) For permit fees paid after March 14, 2017, the permit holder may request a refund if the project is abandoned prior to commencement of construction. The Building Official is authorized to approve a refund less the cost of work performed by the Town, administrative expenses, and nonrefundable fees paid by the Town.

(2) There will be no refund of fees after construction begins or permit expires.

(p) Building Permit Exemptions.

(1) Pursuant to Section 553.79, Chapter 2026-63, Laws of Florida (“HB 803”), the Town shall exempt an owner of a single-family dwelling, or the owner's contractor, from the requirement to obtain a building permit for work valued at less than \$7,500, provided the work qualifies under state law.

a. This exemption does not apply to:

i. Work on property located partially or entirely within a flood hazard area as defined by the Florida Building Code;

ii. Electrical, plumbing, structural, mechanical, or gas work;

iii. Projects that have been divided into multiple smaller projects for the purpose of avoiding permit requirements.

b. To qualify for the exemption, the owner or the owner's contractor must submit a written request for exemption, together with a copy of the contract or other documentation demonstrating the nature and value of the work, as required by Section 553.79, Florida Statutes. The Building Official reserves the right to determine whether the proposed work qualifies for statutory exemption.

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