SUNRISE, FLORIDA

RESOLUTION NO. _______

A RESOLUTION OF THE CITY OF SUNRISE, FLORIDA, RELATING TO THE PROVISION OF RIDESHARE SERVICES, FACILITIES, AND PROGRAMS WITHIN THE WESTERN SUNRISE AREA; PROVIDING AUTHORITY, PURPOSE AND DEFINITIONS, AND CERTAIN LEGISLATIVE FINDINGS; CREATING THE ASSESSMENT AREA; ESTABLISHING A PUBLIC HEARING TO CONSIDER IMPOSITION OF THE ASSESSMENTS AND THE METHOD OF THEIR COLLECTION AND DIRECTING THE PROVISION OF NOTICE IN CONNECTION THEREWITH; ESTABLISHING THE METHOD OF ASSIGNING ASSESSMENT UNITS; ESTABLISHING THE SERVICE COST FOR THE RIDESHARE SERVICES; PROVIDING FOR THE IMPOSITION OF ASSESSMENTS AND THEIR COMPUTATION FOR THE FISCAL YEAR COMMENCING OCTOBER 1, 2026; DIRECTING THE CITY MANAGER TO PREPARE OR DIRECT THE PREPARATION OF A PRELIMINARY ASSESSMENT ROLL BASED UPON THE METHODOLOGY SET FORTH HEREIN; PROVIDING THE METHOD OF COLLECTION; PROVIDING FOR APPLICATION OF ASSESSMENT PROCEEDS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF SUNRISE, FLORIDA:

Section 1. AUTHORITY. This resolution is adopted pursuant to the provisions of the Capital Project and Service Assessment Ordinance, as codified in Chapter 5, Article VI of the City of Sunrise Code of Ordinances (the “Ordinance”); Article VIII, Section 2, Florida Constitution; the City of Sunrise Charter; Chapter 166, Florida Statutes; and other applicable provisions of law.

Section 2. PURPOSE AND DEFINITIONS.

(A) This resolution constitutes the Initial Assessment Resolution for the Western Sunrise Area Rideshare program, as defined in the Ordinance, and initiates the process to implement and collect the Assessments within the District.

(B) Unless the context indicates otherwise, words importing the singular number include the plural number, and vice versa; the terms "hereof," "hereby," "herein," "hereto," "hereunder" and similar terms refer to this resolution; and the term "hereafter" means after, and the term "heretofore" means before, the effective date of this resolution. Words of any gender include the correlative words of the other genders, unless the sense indicates otherwise.

(C) All capitalized words and terms not otherwise defined herein shall have the meanings set forth in the Ordinance. As used in this resolution, the following terms shall have the following meanings, unless the context hereof otherwise requires.

“Adjusted Local Trip Rate” means the actual number of trips generated by each Property Use Category within the District, as calculated by multiplying the ITE Daily Trip Rate by the Local Adjustment Factor pursuant to the methodology set forth in the Assessment Study.

“Annual Average Trip Ends” means the annual average amount of Trip Ends for each Property Use Category in the District.

"Annual Service Component" means the amount computed for each Tax Parcel pursuant to Section 12(A) hereof.

"Assessment" means an annual Service Assessment, as defined in the Ordinance, imposed against property located within the District to fund the Service Cost of the Rideshare Services, computed in the manner described in Section 12 herein.

"Assessment Roll" means the Assessment Roll, as defined in the Ordinance, relating to the Service Cost for the provision of the Rideshare Services.

“Assessment Study” means, collectively, that certain report entitled “City of Sunrise, FL Freebee Rideshare Assessment Study, dated as of July 8, 2026, prepared by Raftelis and that certain report entitled “City of Sunrise, Freebee Sunrise, Florida, Economic Analysis,” dated as of June 16, 2026, prepared by Raftelis, which reports are attached hereto as Appendix B and incorporated herein by reference.

“Building Use Codes” mean the building interior finish codes assigned by the Broward County Property Appraiser to Tax Parcels within the District, as set forth in the Assessment Study.

"Collection Cost" means the estimated cost to be incurred by the City during any Fiscal Year in connection with the collection of the Assessments.

"Collection Cost Component" means the amount computed for each Tax Parcel pursuant to Section 12(B) hereof.

"Commercial Hotel/Motel Property" means those Tax Parcels assigned a code description of 39 in the DOR Codes, as specified in the Assessment Study. In the event such information is not reflected or determined not to be accurately reflected on the Tax Roll, "Commercial Hotel/Motel Property" shall also include those properties determined by the City to be hotel/motel use.

"Commercial Office Property" means those Tax Parcels assigned a code description of 17, 18, 19, or 23 in the DOR Codes, as specified in the Assessment Study. In the event such information is not reflected or determined not to be accurately reflected on the Tax Roll, "Commercial Office Property" shall also include those properties determined by the City to be commercial office use.

"Commercial Other Property" means those Tax Parcels assigned a code description of 26, 27, 32, or 38 in the DOR Codes, as specified in the Assessment Study. In the event such information is not reflected or determined not to be accurately reflected on the Tax Roll, "Commercial Other Property" shall also include those properties determined by the City to be commercial other use.

"Commercial Retail Property" means those Tax Parcels assigned a code description of 11, 12, 13, 15, or 16 in the DOR Codes, as specified in the Assessment Study. In the event such information is not reflected or determined not to be accurately reflected on the Tax Roll, "Commercial Retail Property" shall also include those properties determined by the City to be a retail use.

"Commercial Restaurant Property" means those Tax Parcels assigned a code description of 21 or 22 in the DOR Codes, as specified in the Assessment Study. In the event such information is not reflected or determined not to be accurately reflected on the Tax Roll, "Commercial Restaurant Property" shall also include those properties determined by the City to be a restaurant use.

"Commission" means the City Commission of the City of Sunrise, Florida.

"District" or **"Western Sunrise Area"** means the Assessment Area, as defined in the Ordinance, including those properties in the area more particularly described in Section 4 hereof, also known as the “Sunrise Business and Entertainment District”, that receive a special benefit from the Rideshare Services described in this Initial Assessment Resolution.

“DOR Code” means a property use code established in Rule 12D-8.008, Florida Administrative Code, assigned by the Broward County Property Appraiser to Tax Parcels within the District, as set forth in the Assessment Study.

“EBU” or "**Equivalent Benefit Unit**," means the Assessment Unit, as defined in the Ordinance, to be used in calculating the Assessments for the Rideshare Services, as assigned for each Tax Parcel in accordance with Section 9 hereof.

“EBU Multiplier” means the factor applied to each Property Use Categories Adjusted Local Trip Rate to arrive the total number of assigned EBUs for that category, as calculated by dividing the Adjusted Local Trip Rate for each Property Use Category by the Adjusted Local Trip Rate for the Commercial Retail Property Use Category pursuant to the methodology set forth in the Assessment Study.

"EBU Value" means 1,000 square feet of building area, provided that for Commercial Hotel/Motel Property, “EBU Value” means one hotel/motel room.

"Government Property" means property owned by the United States of America, a sovereign state or nation, the State of Florida, a county, or a special district, or any agencies of the aforementioned governmental entities, or property owned or controlled by a municipal corporation, or any agency thereof and used for governmental purposes.

"Industrial Warehouse Property" means those Tax Parcels assigned a code description of 48 in the DOR Codes, as specified in the Assessment Study. In the event such information is not reflected or determined not to be accurately reflected on the Tax Roll, "Industrial Warehouse Property" shall also include those properties determined by the City to be an industrial warehouse use.

"Institutional/Government Property" means those Tax Parcels assigned a code description of 71, 72, 73, 76, 80, 83, 86, or 89 in the DOR Codes, as specified in the Assessment Study. In the event such information is not reflected or determined not to be accurately reflected on the Tax Roll, "Institutional/Government Property" shall also include those properties determined by the City to be an institutional use.

“ITE Annual Potential Trips” means the baseline total number of trips generated by each Property Use Category, as calculated by multiplying the ITE Daily Trip Rate from the ITE Manual by the total number of units in the District for each Property Use Category and then by 365 to arrive at an annualized number pursuant to the methodology set forth in the Assessment Study.

“ITE Daily Trip Rate” means the average number of daily, one-way trips generated by a specific type of land use over a 24-hour period as determined from the ITE Manual.

“ITE Manual” means the Institute of Transportation Engineers Trip Generation Manual, 12th Edition, 2025, as supplemented, or the most recent edition thereof.

“Local Adjustment Factor” means the factor applied to ITE Annual Potential Trips for each Property Use Category to arrive at the percentage of total trips utilizing the Rideshare Services, as calculated by dividing the Annual Average Trip Ends by the ITE Annual Potential Trips for each Property Use Category pursuant to the methodology set forth in the Assessment Study.

“Local Origin-Destination Database” means the dataset including three years of ridership data from the Rideshare Services operating within the District from Fiscal Years 2023, 2024, and 2025.

"Ordinance" means the Capital Project and Service Assessment Ordinance, as codified in Chapter 5, Article VI of the City of Sunrise Code of Ordinances.

"Property Use Categories" mean, collectively, Commercial Hotel/Motel Property, Commercial Office Property, Commercial Other Property, Commercial Restaurant Property, Commercial Retail Property, Industrial Warehouse Property, and Institutional/Government Property.

“Rideshare Services” means the services, facilities, and programs offered by or through to City to provide complimentary, on-demand microtransit services within the District.

"Service Cost" means all or any portion of the Service Cost, as defined in the Ordinance, that is properly attributable to the provision of the Rideshare Services within the District under generally accepted accounting principles, including, without limiting the generality of the foregoing, all electrical power, contractual, and operations costs incurred by the City for the Rideshare Services within the District, all administrative costs incurred by the City in establishing and administering the program, a reasonable amount for contingency for anticipated costs and uncollectible assessments, and reimbursement to the City for any funds advanced for Rideshare Services, and interest of any interfund or intrafund loan for such purposes.

"Statutory Discount Amount" means the amount computed for each Tax Parcel pursuant to Section 12(C) hereof.

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

“Trip End” means the origin and destination of each trip recorded in the Local Origin-Destination Database.

"Uniform Assessment Collection Act" means Sections 197.3632 and 197.3635, Florida Statutes, or any successor statutes authorizing the collection of non-ad valorem assessments on the same bill as ad valorem taxes, and any applicable regulations promulgated thereunder.

Section 3. LEGISLATIVE FINDINGS. It is hereby ascertained, determined, and declared that the Rideshare Services to be funded by the Service Cost provide a special benefit to the Assessed Property based upon the following legislative determinations and based upon the Assessment Study:

(A) Upon the adoption of this Initial Assessment Resolution determining the Service Cost and identifying the Assessed Property to be included in the Assessment Roll, the legislative determinations ascertained and declared in Section 5-250.03 of the Ordinance are hereby ratified and confirmed.

(B) Pursuant to Article VIII, Section 2 of the Florida Constitution, section 166.021, Florida Statutes, the City Charter, and other applicable provisions of law, the Commission has all powers of local self-government to perform municipal functions and to render municipal services except when prohibited by law and such power may be exercised by the enactment of legislation in the form of City ordinances or resolutions.

(C) The Commission may exercise any governmental, corporate, or proprietary power for a municipal purpose except when expressly prohibited by law, and the Commission may legislate on any subject matter on which the Legislature may act, except those subjects described in (a), (b), (c), and (d) of section 166.021(3), Florida Statutes. The subject matter of paragraphs (a), (b), (c) and (d) of section 166.021(3), Florida Statutes, are not relevant to imposition of the Assessments.

(D) Pursuant to Section 166.021(8), Florida Statutes, the Commission finds that there is a need to enhance and expand economic activity in the District by attracting and retaining non-residential enterprises conducive to economic promotion, in order to provide a stronger, more balanced, and stable economy in the District.

(E) The Commission enacted the Ordinance to authorize the imposition of Assessments to fund the Service Cost for the provision of the Rideshare Services, which services are found to be essential public services needed to foster and strengthen economic development within the District and which provide a special benefit to property located with the District as provided herein.

(F) The Ordinance outlines the City's procedures for establishing and collecting assessments, which the Commission now desires to initiate with the adoption of this Initial Assessment Resolution for the Western Sunrise Area.

(G) The Rideshare Services will provide a special benefit to all Assessed Property within the District by (1) increasing customer and visitor accessibility to the Assessed Properties within the District, which supports greater commercial demand, tenant retention, and occupancy, (2) protecting and enhancing the value, use and enjoyment of such property, and (3) increasing the attractiveness and desirability of properties within the District for current and future economic development. The provision of the Rideshare Services will preserve or enhance the property and rental values and marketability and enhance the aesthetics, safety and access to property.

(H) The Assessments to be imposed in accordance with this Initial Assessment Resolution provide an equitable method of funding the provision of Rideshare Services by fairly and reasonably allocating the Service Cost to specially benefitted property based upon the number of EBUs assigned to each Tax Parcel of property in the manner hereinafter described.

(I) It is fair and reasonable and proportionate to the special benefit received to apportion the Service Cost among the Tax Parcels in the District based upon assigned EBUs because the EBUs are calculated based on historical demand for Rideshare Services by Property Use Category and based on the EBU Value. Thus, the assigned EBUs serve as a reasonable proxy for the amount of potential trips to such properties through the Rideshare Services.

(J) It is fair and reasonable to use the DOR Codes to classify each Tax Parcel into its appropriate Property Use Category for purposes of apportionment because: (1) the DOR Codes are a standardized classification system maintained and consistently applied by the Broward County Property Appraiser to every parcel on the Tax Roll, providing the most comprehensive and reliable basis for grouping parcels by comparable use, and (2) reliance on the DOR Codes for use classification is consistent with parcel designations on the Tax Roll, which permits development of an Assessment Roll in conformity with the requirements of the Uniform Method of Collection.

(K) It is fair and reasonable to also use the Building Use Codes, in addition to the DOR Codes, to identify and exclude residential units, parking lots, parking garages, and utility infrastructure from the building area used to calculate EBUs because: (1) the Building Use Codes contain more granular information regarding the specific interior use of structures on a Tax Parcel than the DOR Code alone, which allows the City to identify and remove excluded uses that do not receive a special benefit from the Rideshare Services from the assessable building area even where such uses exist on a parcel that otherwise carries a non-residential DOR Code classification, and (2) the Building Use Codes represent the Broward County Property Appraiser's most detailed records concerning building area and interior use, independent of the parcel's overall DOR classification.

(L) The ITE Manual and the Local Origin-Destination Database are the most reliable data available to determine the potential demand for Rideshare Services from property use and to determine the benefit to property use resulting from the availability of such services. There exists sufficient trip data that documents the historical demand for Rideshare Services from Assessed Property within the Property Use Categories. The assignment of EBUs that has been determined for each Property Use Category by an examination of trip data is a fair and reasonable method to apportion the Service Cost among the Assessed Property.

(M) Varying the assignment of EBUs to Tax Parcels within the District based on the EBU Value as equated to the square footage of the buildings on such Assessed Property is fair and reasonable because the demand for Rideshare Services is determined and measured by the square footage of structures and improvements within benefited parcels. For Commercial Hotel/Motel Property, the number of rooms is likewise a fair and reasonable proxy for demand, as guest occupancy — not building square footage — drives the property's need for Rideshare Services and is consistent with ITE Manual’s trip generation units for these properties. The greater the building area and the greater the number of rooms, the greater the demand for Rideshare Services.

(N) Apportioning the Service Cost among classifications of non-residential property based upon historical usage of the Rideshare Services, but omitting residential property is a fair and reasonable method of apportionment because the data in the Local Origin-Destination Database documenting residential-to-residential Trip Ends indicates that such trips are nearly de minimis in number, the primary purpose of the Rideshare Services is to serve non-residential property within the District to foster economic activity and development, and such costs associated with residential-to-residential Trip Ends have been removed from the Service Cost and will be paid by the City from other legally available funds.

(O) Apportioning the Service Cost among classifications of non-residential property based upon historical usage of the Rideshare Services, but omitting parking lots and garages and utility infrastructure from the building area used to calculate EBUs is a fair and reasonable method of apportionment because the such property uses do not drive the need for Rideshare Services in the District as the primary purpose of the Rideshare Services is to serve non-residential property within the District to foster economic activity and development.

(P) Government Property provides facilities and uses to the community, local constituents and the public in general that serve a legitimate public purpose and provide a public benefit. Therefore, it is fair and reasonable not to impose Assessments upon such parcels of Government Property.

(Q) The Commission hereby finds that each Tax Parcel of Assessed Property within the District will be benefited by the City's provision of the Rideshare Services in an amount not less than the Assessment imposed against such property, computed in the manner set forth in this Initial Assessment Resolution.

Section 4. CONFIRMATION OF THE DISTRICT AS ASSESSMENT AREA.

(A) The District, as established in Article V, Section 16-82(a) of the City of Sunrise Land Development Code is hereby acknowledged and created as the Assessment Area for the Assessments set forth herein.

(B) The District is created to provide and enhance access to property, as well and preserve and/or enhance the value and marketability of all property therein through the provision of the Rideshare Services.

Section 5. PUBLIC HEARING. There is hereby established a public hearing to be held at 5:05 p.m. on September 14, 2026, in the City Hall Commission Chambers, 10770 West Oakland Park Blvd., Sunrise, Florida, for the purpose of (A) receiving and considering any comments on the Assessments from affected property owners and (B) authorizing the imposition of such Assessments for the Fiscal Year commencing October 1, 2026 and collecting such assessment on the same bill as ad valorem taxes.

Section 6. NOTICE BY PUBLICATION. The City Manager or such person's designee shall publish a notice of the public hearing authorized by Section 6 hereof in the manner and time provided in Section 5-253.04 of the Ordinance. The notice shall be published no later than August 24, 2026, in substantially the form attached hereto as Appendix A.

Section 7. NOTICE BY MAIL. Pursuant to section 200.069(10)(a), Florida Statutes, and with agreement of the Broward County Property Appraiser, the City Commission elects to combine notice of the public hearing authorized by Section 6 hereof with the truth-in-millage notification required pursuant to section 200.069, Florida Statutes. Such mailed notice shall be in the form required by section 200.069, Florida Statutes, and consistent with the Uniform Assessment Collection Act and Section 5-253.05 of Ordinance for the purpose of imposing Assessments for the Fiscal Year beginning October 1, 2026. All first class mailed notices must be mailed no later than August 24, 2026.

Section 8. ASSIGNMENT OF ASSESSMENT UNITS.

(A) To reflect the relative amount of special benefit to be derived from the provision of the Rideshare Services, all Tax Parcels within the Property Use Categories shall be assessed based on the number of EBUs assigned to the Tax Parcel.

(B) The number of EBUs assigned to each Tax Parcel within the District shall be determined as follows:

(1) By examining the DOR Codes assigned to each Tax Parcel within the District, the City assigned each Tax Parcel to its appropriate Property Use Category. In addition, the City examined the Building Use Codes assigned to each Tax Parcel to identify and exclude from the calculation of EBUs any non-benefitting structures such as residential units, parking lots, parking garages or utility infrastructure located on the Tax Parcel.

(2) Based upon such assignments to the Property Use Categories, the City then calculated the ITE Annual Potential Trips for each Property Use Category based on correlating the Property Use Categories to comparable uses in the ITE Manual.

(3) The Local Adjustment Factor was then determined for each Property Use Category and applied to the ITE Daily Trip Rate for each Property Use Category to arrive at the Adjusted Local Trip Rate, which is the percentage of a particular Property Use Category's total trips utilizing the Rideshare Services.

(4) The EBU Multiplier was then determined for each Property Use Category to arrive at the total number of assigned EBUs for that category, as calculated by dividing the Adjusted Local Trip Rate for each Property Use Category by the Adjusted Local Trip Rate for the Commercial Retail Property Use Category.

(5) Each Tax Parcel within the District is then assigned EBUs by multiplying the EBU Multiplier determined for the Tax Parcel's Property Use Category by the Tax Parcel's EBU Value units — that is, the number of 1,000-square-foot increments of building area on the Tax Parcel, or, for Commercial Hotel/Motel Property, the number of hotel/motel rooms on the Tax Parcel.

Section 9. ESTIMATED SERVICE COST.

(A) The total estimated Service Cost is $525,739 for the Fiscal Year commencing October 1, 2026.

(B) The Service Cost will be funded through the imposition of Assessments against property located within the District in the manner set forth in Section 12 hereof.

(C) The City will fund the Assessments imposed on Government Property from other legally available revenues.

Section 10. IMPOSITION OF ASSESSMENT.

(A) Assessments shall be imposed against all Tax Parcels of Assessed Property located within the District and shall be computed in accordance with this Initial Assessment Resolution.

(B) In accordance with Section 5-252.05 of the Ordinance, when imposed, the Assessments shall constitute a lien upon the Tax Parcels/Folios located in the District, which lien shall be equal in rank and dignity with the liens of all state, county, district, or municipal taxes and special assessments. Except as otherwise provided by law, such lien shall be superior in dignity to all other prior liens, mortgages, titles, and claims, until paid.

Section 11. COMPUTATION OF ASSESSMENTS. The Assessment amount for the Fiscal Year commencing October 1, 2026, shall be calculated and apportioned as follows:

(A) ANNUAL SERVICE COMPONENT. The Annual Service Component shall be calculated for each Fiscal Year for each Tax Parcel by dividing the number of EBUs assigned to each Tax Parcel in accordance with Section 9 hereof by the total number of EBUs assigned to all Tax Parcels within the District and then multiplying the result by the Service Cost.

(B) COLLECTION COST COMPONENT. The Collection Cost Component shall be computed each Fiscal Year for each Tax Parcel by (1) dividing (a) the Annual Service Component for such Tax Parcel by (b) the Service Cost, and (2) multiplying the result by the Collection Cost.

(C) STATUTORY DISCOUNT AMOUNT. The Statutory Discount Amount shall be computed for each Tax Parcel as the amount allowed by law as the maximum discount for early payment of ad valorem taxes and non-ad valorem assessments, such amount to be calculated by deducting (1) the sum of (a) the Annual Service Component and (b) the Collection Cost Component, from (2) the amount computed by dividing (a) the sum of (i) the Annual Service Component and (ii) the Collection Cost Component, by (b) the factor of 0.96.

(D) ASSESSMENT. The annual Assessment for each Tax Parcel shall be computed as the sum of (1) the Annual Service Component, (2) the Collection Cost Component, and (3) the Statutory Discount Amount.

Section 12. ASSESSMENT ROLL.

(A) The City Manager is hereby directed to prepare, or cause to be prepared, an estimate of the amount of the Service Cost and to prepare the preliminary Assessment Roll in the manner provided in the Ordinance.

(B) The City Manager shall apportion the Service Cost of the Rideshare Services among the parcels of Assessed Property within the District as reflected on the Tax Roll in conformity with this Initial Assessment Resolution.

(C) A copy of this Initial Assessment Resolution and the preliminary Assessment Roll shall be maintained on file in the office of the City Clerk and open to public inspection. The foregoing shall not be construed to require that the preliminary Assessment Roll be in printed form if the amount of the Assessment for each Tax Parcel can be determined by use of an available computer terminal.

<u>Section 13. METHOD OF COLLECTION</u>. The Assessments shall be collected pursuant the Uniform Assessment Collection Act, as provided in Section 5-255.01 of the Ordinance.

<u>Section 14. APPLICATION OF ASSESSMENT PROCEEDS</u>. The revenue derived from the Assessments will be utilized for the provision of Rideshare Services within the District. In the event there is any fund balance remaining at the end of the Fiscal Year, such balance shall be carried forward and used within a reasonable time to fund Rideshare Services provided to properties within the District.

<u>Section 15. CONFLICTS</u>. This Initial Assessment Resolution shall prevail in the event of any conflicts with any other Resolution of the City of Sunrise to the extent of such conflict.

<u>Section 16. SEVERABILITY</u>. If any clause, section or provision of this Initial Assessment Resolution shall be declared unconstitutional or invalid for any reason or cause, the remaining portion of said Resolution shall be in full force and effect and be valid as if such invalid portion thereof had not been incorporated herein.

<u>Section 17. EFFECTIVE DATE</u>. This Resolution shall be effective immediately upon its passage.

PASSED AND ADOPTED this ____________ DAY of ___________, 2026.

____
Mayor Michael J. Ryan

Authentication:

____
Felicia M. Bravo
City Clerk

MOTION: ________
SECOND: ________

CLARKE: _____
GUZMAN: _____
KERCH: _____
SCUOTTO: _____
RYAN: _____

Approved by the City Attorney
as to Form and Legal Sufficiency

____
Thomas P. Moss

APPENDIX A

FORM OF NOTICE TO BE PUBLISHED

To Be Published by August 24, 2026

[INSERT MAP OF WESTERN SUNRISE AREA]

NOTICE OF HEARING TO IMPOSE AND PROVIDE FOR COLLECTION

OF SPECIAL ASSESSMENTS FOR RIDESHARE SERVICES

Notice is hereby given that the City Commission of the City of Sunrise, Florida will conduct a public hearing to consider the imposition of special assessments for the provision of complimentary, on-demand microtransit rideshare services provided for the Fiscal Year beginning October 1, 2026, and future fiscal years within the boundaries of the Western Sunrise Area ("District"), which includes all lands shown on the map set forth above.

The hearing will be held at 5:05 p.m., or as soon thereafter as the item can be heard, on September 14, 2026, in the City Hall Commission Chambers, 10770 West Oakland Park Blvd., Sunrise, Florida, for the purpose of receiving public comment on the proposed assessments and their collection on the ad valorem tax bill. All affected property owners have a right to appear at the hearing and to file written objections with the City within 20 days of this notice.

The City Commission will be meeting in-person. The public may attend and participate in the meeting in-person or via telephone by using Vast Conference Calling as early as fifteen (15) minutes before the start time utilizing the details below:

a. Dial in number: (954) 395-2401
b. Access Code: 368262

Members of the public attending the meeting by telephone can press 5* on their phone keypad to make a comment during the public hearings or during the open discussion. Attendees will be called upon to speak, one at a time, by the meeting organizer. For technical difficulties, please call (954) 578-4792.

If a person decides to appeal any decision made by the Commission with respect to any matter considered at the hearing, such person will need a record of the proceedings and may need to ensure that a verbatim record is made, including the testimony and evidence upon which the appeal is to be made.

In compliance with the ADA and Section 286.26, Florida Statutes, any individual with a disability requesting a reasonable

accommodation in order to participate in a public meeting should contact the City's ADA Coordinator at least 48 hours in advance of the scheduled meeting. Requests can be directed via e-mail to hr@sunrisefl.gov or via telephone to (954) 838-4522; Florida Relay: 711: Florida Relay (TIY/VCO): 1-800-955-8771; Florida Relay (Voice): 1-800-955-8770. Every reasonable effort will be made to allow for meeting participation.

The assessment for each parcel of property will be based on each property's use classification and the total number of EBUs assigned to the property. An EBU is equal to 1,000 square feet of building area for most non-residential property, or one hotel/motel room for Commercial Hotel/Motel Property. Each property's EBUs are calculated by multiplying its building area (in 1,000-square-foot units, or number of rooms for hotel/motel property) by a multiplier that reflects how much that type of property has historically used the rideshare services.

The annual assessment will include each Tax Parcel's share of the service cost, plus administrative and collection costs, and statutory discount amount. The proposed maximum annual assessment is estimated to be $94.71 per EBU for the Fiscal Year beginning October 1, 2026. A more specific description is set forth in the Initial Assessment Resolution adopted by the Commission on July 14, 2026.

Copies of the Capital Project and Service Assessment Ordinance, the Initial Assessment Resolution, and the preliminary Assessment Roll are available for inspection at the City Clerk's office, City Hall, located at 10770 W. Oakland Park Boulevard, Sunrise, Florida.

The assessments will be collected on the ad valorem tax bill to be mailed in November 2026, as authorized by section 197.3632, Florida Statutes. Failure to pay the assessments will cause a tax certificate to be issued against the property which may result in a loss of title. Unless proper steps are initiated in a court of competent jurisdiction to secure relief within 20 days from the date of City Commission action at the above hearing (including the method of apportionment, the rate of assessment, and the imposition of assessments), such action shall be the final adjudication of the issues presented.

If you have any questions, please contact the City Manager's Office (954) 746-3217, Monday through Friday between 8:00 a.m. and 5:00 p.m.

CITY CLERK

OF SUNRISE, FLORIDA

APPENDIX B

ASSESSMENT STUDY