

# FY 2027 BUDGET TOWN HALL MEETING



**Presented By: Finance and  
Administrative Services**



THANK YOU FOR  
BEING HERE!  
YOUR INPUT  
MATTERS....

- Opportunity to share updates on the City's financial outlook and key priorities
- Welcome your feedback on the services, programs, and projects that matter most to you
- Your input helps guide budget decisions and the future direction of the City



Financial  
Overview

Long-Term  
Planning

Input and  
Questions



**Agenda**

# ECONOMIC OUTLOOK – HOUSING AND DEVELOPMENT

## ➤ **Increased housing taxable values**

- Values increased 6.51% in FY 2026
- Home prices in South Florida are generally expected to remain relatively stable, with modest increases in certain submarkets
- Uncertainty regarding property tax legislation

## ➤ **Economic development activities progressing**

- Strada Development Project
- Leder Hillsboro Business Park
- Greystar Logistics
- MainStreet Area

# ECONOMIC OUTLOOK - REVENUES

- **Modest Increase projected for FY 2026**
  - Ad Valorem Taxes
  - Ongoing operating costs
  - Major capital projects
- **Stabilization of demand driven revenues**
  - Half Cent Sales Tax
  - State Shared Revenues
  - Electric Franchise Fees and Utility Taxes
- **Broward County Transportation Surtax**
  - Transportation Enhancements
- **Aggressively Pursuing Grant Funding**
  - Capital Improvement Program
- **Seminole Contribution**
  - Capital improvement projects
  - MainStreet area
  - \$7.9M FY26 Contribution

# FISCAL POSITION

- City remains financially solid
- Adequate reserves for emergencies
- Continue to optimize resources and leverage funding
- Continued Commission and Departmental Support
- Strategic, yet conservative approach to FY27 budget
- Concentration on Grant Funding
- **Tax Reform**

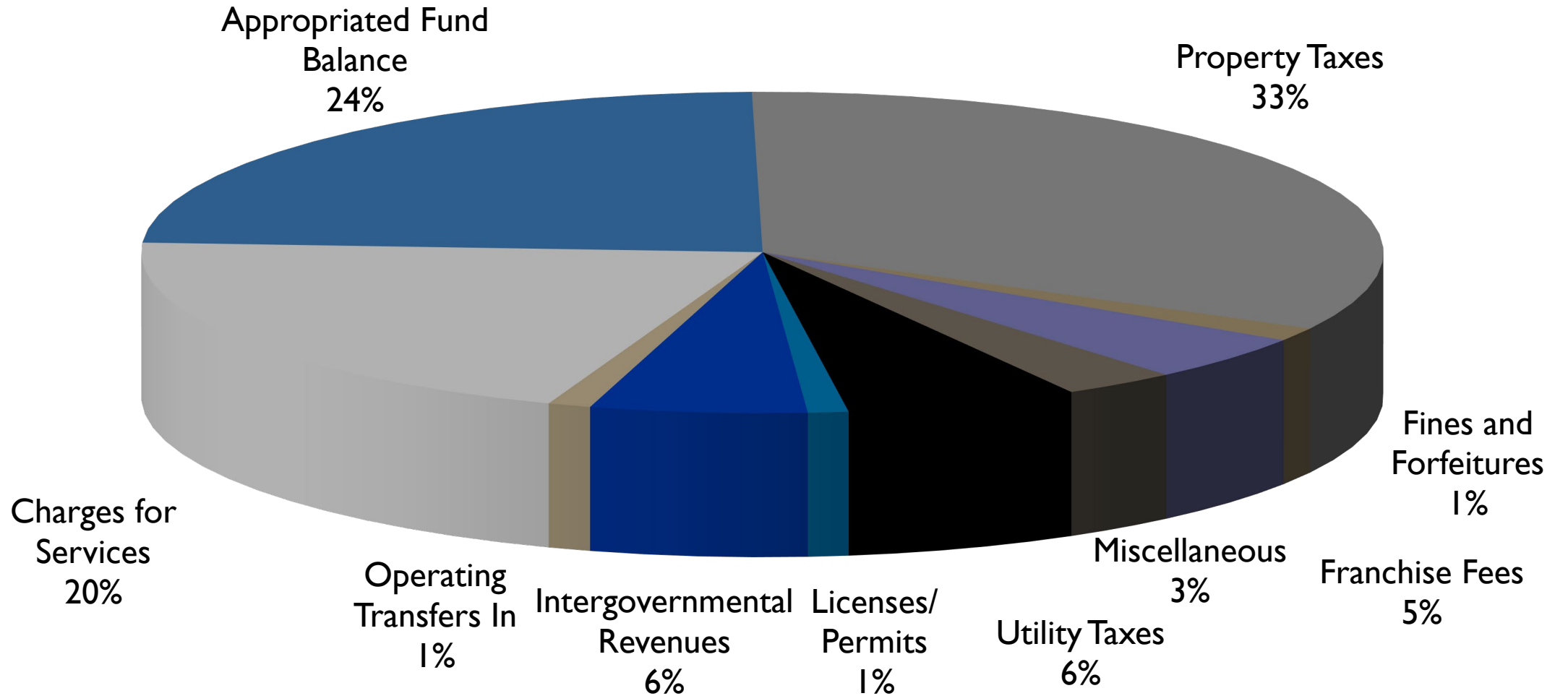


# PROPERTY TAX REFORM

- Uncertainty remains
- Potential revenue impact
- Possible service adjustments
- Limit discretionary funding
- Continue to monitor
- Plan to pivot as needed



# FY 2026 GENERAL FUND REVENUES



Property ID Number XXXXXXXX-XX-XXXX	Escrow Code XX-XXXXXXXX	Assessed Value See Below	Exemptions See Below	Taxable Value See Below	Millage Code 3212
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CAPITAL, BUTTERFLY  
 ABC MONARCH WAY  
 COCONUT CREEK, FL 33073

PAYMENTS MUST BE MADE IN US FUNDS AND  
 DRAWN ON US BANK ACCOUNT.

# PROPERTY TAX BILL

Taxing Authority	Millage	AD VALOREM TAXES Assessed Val	Exemptions	Taxable Val	Taxes Levied
BROWARD COUNTY GOVERNMENT	5.66580	334,290	50,722	283,568	1,606.64
COUNTYWIDE SERVICES	0.00000	0	0	0	0.00
VOTED DEBT					
BROWARD CO SCHOOL BOARD					
GENERAL FUND	4.82000	334,290	25,000	309,290	1,490.78
CAPITAL OUTLAY	1.50000	334,290	25,000	309,290	463.93
VOTER APPROVED DEBT LEVY	0.16450	334,290	25,000	309,290	50.88
SO FLORIDA WATER MANAGEMENT					
EVERGLADES C.P.	0.03270	334,290	50,722	283,568	9.27
OKEECHOBEE BASIN	0.10260	334,290	50,722	283,568	29.09
SFWMD DISTRICT	0.09480	334,290	50,722	283,568	26.88
NORTH BROWARD HOSPITAL	1.23910	334,290	50,722	283,568	351.37
CHILDREN'S SVCS COUNCIL OF BC	0.45000	334,290	50,722	283,568	127.61
CITY OF COCONUT CREEK	6.89880	334,290	50,722	283,568	1,956.28
FL INLAND NAVIGATION	0.02700	334,290	50,722	283,568	7.66
COCOMAR	0.13630	334,290	50,722	283,568	38.65
<b>Total Millage:</b>		21.13160			
				<b>Ad Valorem Taxes:</b>	\$6,159.04
Levying Authority	NON-AD VALOREM TAXES		Rate	Amount	
32 COCONUT CREEK FIRE RESCUE					333.26
CCS COCONUT CREEK SOLID WASTE			@ 326.5400		326.54
<b>Non-Ad Valorem Assessments:</b>					\$659.80
<b>Combined Taxes and Assessments:</b>					\$6,818.84
If Postmarked By Please Pay	Dec 31, 2025 \$0.00				

*Make checks payable to:*  
**BROWARD COUNTY TAX COLLECTOR**  
 GOVERNMENTAL CENTER ANNEX  
 115 S. ANDREWS AVENUE, ROOM # A100  
 FORT LAUDERDALE, FL 33301-1895

Property ID Number  
 XXXXXXX-XX-XXXX

PAYMENTS MUST BE MADE IN US FUNDS AND DRAWN ON US BANK ACCOUNT

CAPITAL, BUTTERFLY  
 ABC MONARCH WAY  
 COCONUT CREEK, FL 33073

PAY YOUR TAXES ONLINE AT:  
[broward.county-taxes.com](http://broward.county-taxes.com)

If Postmarked By	Please Pay
Dec 31, 2025	\$0.00

Return with Payment

Please Pay Only One Amount

# WHAT DO PROPERTY TAXES AND FIRE ASSESSMENT FUND?

City Services	Monthly Cost Allocation
Police	58.15
Fire Rescue	55.86
Finance, Human Resources, & Information Technology	21.69
Public Works	18.19
City Manager, City Clerk, City Attorney, & City Commission	12.68
Parks and Recreation	11.56
Urban Design & Development & Community Enhancement	9.88
Engineering	1.53
Non-Departmental	1.00
<b>TOTAL</b>	<b>\$190.54</b>

Monthly cost allocation based on a single family home with a \$283,128 taxable value.

City Taxes and Fire Assessment Calculation

**\$283,128 \* 6.8988 / 1,000**

**= \$1,953.24 / 12 = \$162.77 +  
\$333.24 / 12 = \$27.77**



**Taxes generate 28% of General Fund revenues for the City of Coconut Creek**



**PROPERTY TAXES:  
WHAT DOES IT DO  
FOR YOU?**

- **Keeps you and your family safe** by funding police, fire rescue, emergency response, and hurricane or storm preparedness services.
- **Maintains the places you use every day** like roads, sidewalks, streetlights, parks, playgrounds, and landscaping.
- **Supports reliable city services** such as trash collection in public areas, code enforcement, senior programs, athletic programs, special events, and customer service when you need assistance.
- **Invests in the community's future** through improvements to roads, parks, public buildings, and other projects that protect property values and quality of life.
- **Helps keep the City financially prepared** so services continue during emergencies, economic uncertainty, or unexpected costs without sudden service disruptions.

# LONG-TERM PLANNING



- Capital Improvement Program
- Parks and Recreation Master Plan
- MainStreet Development
- Vulnerability Assessment Plan
- Regional Solid Waste System

# MAJOR UPCOMING CAPITAL PROJECTS



FIRE STATION 113  
AND FIRE  
ADMINISTRATION



POLICE STATION  
IMPROVEMENTS

# MAINSTREET DEVELOPMENT



## MainStreet Capital Projects

- Utilities/Infrastructure
- Village Green Park/Lakeside Plaza/Parking Design
- Village Green Park and Lakeside Plaza
- Block 12A – Surface Parking (Future Development)
- Block 13 – Future Development

# PARKS AND RECREATION MASTER PLAN

- Multi-year vision for parks, recreation, and open space and trails
- \$40.2M investment over a ten-year + period
- Proposed facility improvements includes:
  - Playgrounds
  - Picnic pavilions
  - Outdoor amenities
- Coco Point, Lakewood, Donaldson, and Sunshine Drive Parks completed
- Lakeside Park Phase I, Oak Trails Park Phase I, funded and in progress



# FY 2027 BUDGET CHALLENGES

- Competing priorities with limited resources
- Increased service, program, and project costs due to price inflation
- Funding for Capital Improvement Projects
- Alignment with Vision 2030 Strategic Goals and Objectives
- Economic Environment
- New Legislation



CHALLENGES

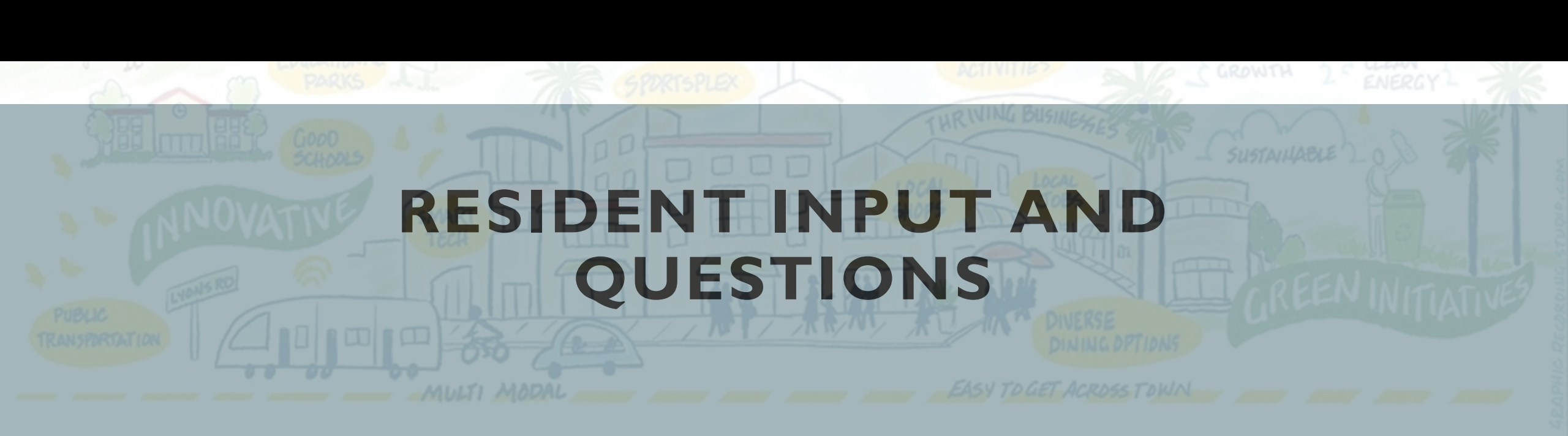


# TOP BUDGET PRIORITIES

- Ensure the continuity of operations and maintain public health, welfare, and safety
- Provision of initiatives, services, and programs that are actively utilized by the community
- Ongoing investments in infrastructure
- Fire Station 113 and Fire Administration
- Police Station Improvements
- MainStreet Area Infrastructure and Village Green Park/Lakeside Plaza

# FY 2027 BUDGET CALENDAR

Date	Event
March 12	Commission Strategic Planning Session
April 28	Budget Town Hall Meeting
July 1	Receipt of Certification of Taxable Value
August 1	Submittal of FY 2027 Proposed Budget to City Commission
August 13	Commission Budget Workshop
September 14	First Public Hearing to tentatively adopt the FY 2027 Budget
September 24	Second Public Hearing to adopt final FY 2027 Budget
October 1	Fiscal Year Commences



# RESIDENT INPUT AND QUESTIONS

**THANK  
YOU**

- **Peta-Gay Lake**
- **Director**
- [plake@coconutcreek.gov](mailto:plake@coconutcreek.gov)
- **954-956-1536**
  
- **Veronica Munoz**
- **Budget and Grants Manager**
- [vmunoz@coconutcreek.gov](mailto:vmunoz@coconutcreek.gov)
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