



CITY OF DORAL

Office of the City Manager

Letter to Council

LTC No. 008-2025

To: The Honorable Mayor and Members of the City Council

From: Zeida Sardiñas, City Manager

Date: July 14, 2025

Subject: **Truth in Millage (TRIM)**

This Letter to Council (LTC) is to provide the Mayor and Council members information about the Truth in Millage (TRIM) law.

The purpose of the TRIM law is to require the taxing authorities to provide full disclosure to the taxpayers and general public of the proposed rates and amount of property taxes, prior to levying the taxes.

The property appraiser provides total assessed value of nonexempt property by June 1st as an estimate to be used for budget planning purposes, please see Exhibit A attached. The City's estimated current year gross taxable value for operating purposes was \$21,800,000,000. On July 1st the Property Appraiser certified the taxable value to each taxing authority (the City) on Form DR-420, please see Section I, Line 4 of Exhibit B attached. The City's current year gross taxable value for operating purposes increased to \$21,884,293,541.

Within 35 days of certification of value, the City must inform the Property Appraiser by means of the Form DR-420, Section II, of the prior year millage rate, current year proposed millage rate, current year rolled-back rate and the date, time, and meeting place of the Tentative Budget Hearing. In addition, we will, also, inform the Property Appraiser of the proposed voted debt millage rate via the DR-420DEBT.

During the scheduled July 30th Special Hearing with Council, the proposed millage rates for fiscal year 2026 will be approved and the dates for the first and second budget public hearing dates will be announced.

The Notice of Proposed Property Taxes, also called a TRIM Notice, is mailed to property owners in mid to late August by the Property Appraiser. It is not a bill, but rather an estimate of the property's taxes based on the proposed tax rates, the property's value and exemptions.

The first public hearing is held to approve the tentative millage rate and tentative budget. During this process the City can approve the tentative millage rate or decrease the rate. It is important to identify the rolled-back rate and the current year millage calculations. The "rolled-back rate" is the millage rate that provides the same revenue, from ad valorem taxes, as was levied during the prior year. The City's current year rolled-back rate computed pursuant to Section 200.065 Florida Statute, is 1.5875 mills which is \$1.5875 per \$1,000 of assessed property within the City. The current year millage rate is calculated by the City once the budgetary proceeds from ad valorem revenues are identified, then that revenue figure is divided by this year's gross taxable value.

If the City's tentative adopted millage rate approved in the first public hearing of September is higher than the proposed rate submitted to the Property Appraiser after the July 30th Special Hearing, the City must mail each taxpayer a revised Notice of Proposed Property Tax. The Property Appraiser prepares the revised TRIM notice at the expense of the City and mails it 10-15 days before the final hearing. The final public hearing held in September is to approve the final millage rate and final budget. In addition, the final millage rate cannot exceed the tentatively adopted millage rate set on the first budget public hearing of September.

If you should need any further information about this matter, please do not hesitate to contact my office.

c: Francisco Rios, Deputy City Manager
Fernando Casamayor, Assistant City Manager/ Chief Financial Officer
Solangel D. Perez, Finance Director

PROPERTY APPRAISER
OF MIAMI-DADE COUNTY
ADMINISTRATION

TOMAS REGALADO
PROPERTY APPRAISER



May 30, 2025

The Honorable Christi Fraga, Mayor
City of Doral
8300 NW 53rd Street, #100
Doral, FL 33166

RE: 2025 JUNE 1st ESTIMATE OF TAXABLE VALUE

Dear Mayor Fraga:

The June 1st Estimate of \$21,800,000,000 in taxable value is being provided in accordance with section 200.065(8), Florida Statutes, so that you may start preparing for next year's budget. It is important to note that July 1st is the official certification date for the 2025 assessment roll. The June 1st taxable value is only an estimate, which is subject to change.

Although the taxable value of many properties has increased, the real estate market, after years of growth, appears to have stabilized. We are seeing a slight decrease in certain markets that may provide some relief for taxpayers so long as the local governments do not increase their millage rates. With the cost of home ownership, such as property insurance, continuing to increase I urge my elected colleagues to consider reducing their respective millage rates in an effort to alleviate the housing crisis.

I want to thank you for your consideration, and if you have questions, you may contact my office at 305-375-4004.

Sincerely,

Tomas Regalado
Property Appraiser

cc: Zeida Sardinas, City Manager
Fernando Casamayor, CFO



CERTIFICATION OF TAXABLE VALUE

DR-420
R. 5/12
Rule 12D-16.002
Florida Administrative Code
Effective 11/12


Year : 2025	County : Miami-Dade
Principal Authority : City of Doral	Taxing Authority : City of Doral - Operating

SECTION I : COMPLETED BY PROPERTY APPRAISER

1.	Current year taxable value of real property for operating purposes	\$ 21,008,904,522	(1)
2.	Current year taxable value of personal property for operating purposes	\$ 874,919,443	(2)
3.	Current year taxable value of centrally assessed property for operating purposes	\$ 469,576	(3)
4.	Current year gross taxable value for operating purposes <i>(Line 1 plus Line 2 plus Line 3)</i>	\$ 21,884,293,541	(4)
5.	Current year net new taxable value (Add new construction, additions, rehabilitative improvements increasing assessed value by at least 100%, annexations, and tangible personal property value over 115% of the previous year's value. Subtract deletions.)	\$ 305,243,317	(5)
6.	Current year adjusted taxable value <i>(Line 4 minus Line 5)</i>	\$ 21,579,050,224	(6)
7.	Prior year FINAL gross taxable value from prior year applicable Form DR-403 series	\$ 19,956,683,036	(7)
8.	Does the taxing authority include tax increment financing areas? If yes, enter number of worksheets (DR-420TIF) attached. If none, enter 0	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	Number 0 (8)
9.	Does the taxing authority levy a voted debt service millage or a millage voted for 2 years or less under s. 9(b), Article VII, State Constitution? If yes, enter the number of DR-420DEBT, <i>Certification of Voted Debt Millage</i> forms attached. If none, enter 0	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	Number 1 (9)
SIGN HERE	Property Appraiser Certification I certify the taxable values above are correct to the best of my knowledge.		
	Signature of Property Appraiser: Electronically Certified by Property Appraiser		Date : 7/1/2025 3:06:55 PM

SECTION II : COMPLETED BY TAXING AUTHORITY

If this portion of the form is not completed in FULL your taxing authority will be denied TRIM certification and possibly lose its millage levy privilege for the tax year. If any line is not applicable, enter -0-.			
10.	Prior year operating millage levy <i>(If prior year millage was adjusted then use adjusted millage from Form DR-422)</i>	1.7166 per \$1,000	(10)
11.	Prior year ad valorem proceeds <i>(Line 7 multiplied by Line 10, divided by 1,000)</i>	\$ 34,257,642	(11)
12.	Amount, if any, paid or applied in prior year as a consequence of an obligation measured by a dedicated increment value <i>(Sum of either Lines 6c or Line 7a for all DR-420TIF forms)</i>	\$ -0-	(12)
13.	Adjusted prior year ad valorem proceeds <i>(Line 11 minus Line 12)</i>	\$ 34,257,642	(13)
14.	Dedicated increment value, if any <i>(Sum of either Line 6b or Line 7e for all DR-420TIF forms)</i>	\$ -0-	(14)
15.	Adjusted current year taxable value <i>(Line 6 minus Line 14)</i>	\$ 21,579,050,224	(15)
16.	Current year rolled-back rate <i>(Line 13 divided by Line 15, multiplied by 1,000)</i>	1.5875 per \$1000	(16)
17.	Current year proposed operating millage rate	1.7166 per \$1000	(17)
18.	Total taxes to be levied at proposed millage rate <i>(Line 17 multiplied by Line 4, divided by 1,000)</i>	\$ 37,566,578	(18)

19.	TYPE of principal authority (check one)	<input type="checkbox"/> County	<input type="checkbox"/> Independent Special District	(19)
		<input checked="" type="checkbox"/> Municipality	<input type="checkbox"/> Water Management District	
20.	Applicable taxing authority (check one)	<input checked="" type="checkbox"/> Principal Authority	<input type="checkbox"/> Dependent Special District	(20)
		<input type="checkbox"/> MSTU	<input type="checkbox"/> Water Management District Basin	
21.	Is millage levied in more than one county? (check one)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	(21)
DEPENDENT SPECIAL DISTRICTS AND MSTUs			STOP HERE - SIGN AND SUBMIT	
22.	Enter the total adjusted prior year ad valorem proceeds of the principal authority, all dependent special districts, and MSTUs levying a millage. <i>(The sum of Line 13 from all DR-420 forms)</i>	\$ 34,257,642		(22)
23.	Current year aggregate rolled-back rate <i>(Line 22 divided by Line 15, multiplied by 1,000)</i>	1.5875 per \$1,000		(23)
24.	Current year aggregate rolled-back taxes <i>(Line 4 multiplied by Line 23, divided by 1,000)</i>	\$ 34,741,316		(24)
25.	Enter total of all operating ad valorem taxes proposed to be levied by the principal taxing authority, all dependent districts, and MSTUs, if any. <i>(The sum of Line 18 from all DR-420 forms)</i>	\$ 37,566,578		(25)
26.	Current year proposed aggregate millage rate <i>(Line 25 divided by Line 4, multiplied by 1,000)</i>	1.7166 per \$1,000		(26)
27.	Current year proposed rate as a percent change of rolled-back rate <i>(Line 26 divided by Line 23, minus 1, multiplied by 100)</i>	8.13 %		(27)
First public budget hearing		Date :	Time :	Place :
SIGN HERE	Taxing Authority Certification		I certify the millages and rates are correct to the best of my knowledge. The millages comply with the provisions of s. 200.065 and the provisions of either s. 200.071 or s. 200.081, F.S.	
	Signature of Chief Administrative Officer :			Date :
	Title :		Contact Name and Contact Title :	
	Mailing Address :		Physical Address :	
	City, State, Zip :		Phone Number :	Fax Number :

CERTIFICATION OF TAXABLE VALUE INSTRUCTIONS

“Principal Authority” is a county, municipality, or independent special district (including water management districts).

“Taxing Authority” is the entity levying the millage. This includes the principal authority, any special district dependent to the principal authority, any county municipal service taxing unit (MSTU), and water management district basins.

Each taxing authority must submit to their property appraiser a DR-420 and the following forms, as applicable:

- DR-420TIF, Tax Increment Adjustment Worksheet
- DR-420DEBT, Certification of Voted Debt Millage
- DR-420MM-P, Maximum Millage Levy Calculation - Preliminary Disclosure

Section I: Property Appraiser

Use this DR-420 form for all taxing authorities except school districts. Complete Section I, Lines 1 through 9, for each county, municipality, independent special district, dependent special district, MSTU, and multicounty taxing authority. Enter only taxable values that apply to the taxing authority indicated. Use a separate form for the principal authority and each dependent district, MSTU and water management district basin.

Line 8

Complete a DR-420TIF for each taxing authority making payments to a redevelopment trust fund under Section 163.387 (2)(a), Florida Statutes or by an ordinance, resolution or agreement to fund a project or to finance essential infrastructure.

Check “Yes” if the taxing authority makes payments to a redevelopment trust fund. Enter the number of DR-420TIF forms attached for the taxing authority on Line 8. Enter 0 if none.

Line 9

Complete a DR-420DEBT for each taxing authority levying either a voted debt service millage (s.12, Article VII, State Constitution) or a levy voted for two years or less (s. 9(b), Article VII, State Constitution).

Check “Yes” if the taxing authority levies either a voted debt service millage or a levy voted for 2 years or less (s. 9(b), Article VII, State Constitution). These levies do not include levies approved by a voter referendum not required by the State Constitution. Complete and attach DR-420DEBT. Do not complete a separate DR-420 for these levies.

Send a copy to each taxing authority and keep a copy. When the taxing authority returns the DR-420 and the accompanying forms, immediately send the original to:

Florida Department of Revenue
Property Tax Oversight - TRIM Section
P. O. Box 3000
Tallahassee, Florida 32315-3000

Section II: Taxing Authority

Complete Section II. Keep one copy, return the original and one copy to your property appraiser with the applicable DR-420TIF, DR-420DEBT, and DR-420MM-P within 35 days of certification. Send one copy to the tax collector. “Dependent special district” (ss. 200.001(8)(d) and 189.403(2), F.S.) means a special district that meets at least one of the following criteria:

- The membership of its governing body is identical to that of the governing body of a single county or a single municipality.
- All members of its governing body are appointed by the governing body of a single county or a single municipality.
- During their unexpired terms, members of the special district's governing body are subject to removal at will by the governing body of a single county or a single municipality.
- The district has a budget that requires approval through an affirmative vote or can be vetoed by the governing body of a single county or a single municipality.

“Independent special district” (ss. 200.001(8)(e) and 189.403 (3), F.S.) means a special district that is not a dependent special district as defined above. A district that includes more than one county is an independent special district unless the district lies wholly within the boundaries of a single municipality.

“Non-voted millage” is any millage not defined as a “voted millage” in s. 200.001(8)(f), F.S.

Lines 12 and 14

Adjust the calculation of the rolled-back rate for tax increment values and payment amounts. See the instructions for DR-420TIF. On Lines 12 and 14, carry forward values from the DR-420TIF forms.

Line 24

Include only those levies derived from millage rates.