



CITY OF WESTON

INDIAN TRACE DEVELOPMENT DISTRICT BONAVENTURE DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARINGS

NOTICE OF HEARINGS TO IMPOSE AND PROVIDE FOR COLLECTION OF SPECIAL ASSESSMENTS FOR SOLID WASTE COLLECTION; FIRE SERVICES; INDIAN TRACE BASIN I CAPITAL, OPERATIONS AND MAINTENANCE; INDIAN TRACE BASIN II OPERATIONS AND MAINTENANCE; INDIAN TRACE BASIN II ISLES AT WESTON SPECIAL ASSESSMENT AREA CAPITAL, OPERATIONS AND MAINTENANCE; AND BONAVENTURE DEVELOPMENT DISTRICT CAPITAL, OPERATIONS AND MAINTENANCE.



Notice is hereby given that the City Commission of the City of Weston, in its capacity as the City Commission and as the governing board of the Indian Trace Development District and as the governing board of the Bonaventure Development District, will conduct public hearings to consider imposing and providing for collection of special assessments for Solid Waste Collection, Fire Services, Indian Trace Basin I Capital, Operations and Maintenance Services; Indian Trace Basin II Operations and Maintenance Services; Indian Trace Basin II Isles at Weston Special Assessment Area Capital, Operations and Maintenance Services; and Bonaventure Development District Capital, Operations and Maintenance Services, for fiscal year 2019/2020 within the City of Weston, for the fiscal year commencing October 1, 2019 and ending September 30, 2020.

The Public Hearings will be held on Wednesday, September 11, 2019 at 7:00 P.M., or as soon thereafter as possible, at Weston City Hall, 17200 Royal Palm Boulevard, Weston, Florida. All affected property owners have a right to appear at the public hearings and to file written objections with the City Commission within 20 days of this notice. Persons wishing to appeal any decision made by the City Commission with respect to any matter considered at such hearings will need a record of the proceedings and for such purpose may need to ensure that a verbatim record of the proceedings is made which record includes the testimony and evidence upon which the appeal is based.

Persons with disabilities requiring accommodations in order to participate should contact the City Clerk at (954) 385-2000 at least three business days in advance to request such accommodations.

SOLID WASTE COLLECTION SPECIAL ASSESSMENTS

The assessments shall be \$280.10 per residential automated solid waste unit. An interim assessment shall be imposed against all parcels receiving residential automated solid waste service for which a Certificate of Occupancy is issued after October 1, 2019. The interim assessment shall be one twelfth (1/12) of the annual amount for each month that is remaining in the fiscal year.

FIRE SERVICES SPECIAL ASSESSMENTS

The assessments for each parcel of property will be based upon each parcel's classification and the total number of billing units attributed to that parcel. An interim assessment shall be imposed against all parcels for which a Certificate of Occupancy is issued after October 1, 2019. The interim assessment shall be one twelfth (1/12) of the annual amount for each month that is remaining in the fiscal year. The following table reflects the proposed assessment schedules.

RESIDENTIAL PROPERTY USE CATEGORY	RATE PER UNIT
Single-Family Residential	\$472.76
Multi-Family Residential	\$485.97

NON RESIDENTIAL PROPERTY USE CATEGORIES	Parcel Classification (in square foot ranges)	Commercial/Office Rate Per Unit	Industrial Warehouse Rate Per Unit
	< 1,999	\$1,088.26	\$416.98
	2,000 - 3,499	\$2,107.33	\$764.77
	3,500 - 4,999	\$3,325.70	\$976.22
	5,000 - 9,999	\$4,609.71	\$1,253.31
	10,000 - 19,999	\$8,979.78	\$2,266.98
	20,000 - 29,999	\$17,168.87	\$3,743.27
	30,000 - 39,999	\$25,430.87	\$5,292.47
	40,000 - 49,999	\$33,296.25	\$6,445.05
	50,000 - 74,999	\$40,512.58	\$6,948.58
	75,000 - 99,999	\$58,148.87	\$7,802.87
	100,000 - 124,999	\$74,891.18	\$7,763.18
	125,000 - 149,999	\$93,398.67	\$9,488.67
	150,000 - 199,999	\$112,084.54	\$11,392.54
	200,000 - 299,999	\$147,095.10	\$12,839.10
	≥ 300,000	\$218,489.80	\$17,105.80

INDIAN TRACE BASIN I SPECIAL ASSESSMENTS

The assessments are based upon a formula where water management benefits are apportioned to specific properties based on their trip generation characteristics. The following table reflects the proposed assessment schedules.

Sector 1	Assessment/Acre
Commercial	\$9,419.93
Sector 2	Assessment/Acre
The Grove-Arbor 1	\$4,399.42
The Grove-Audubon 2	\$5,931.21
The Grove-Flora 3	\$4,977.03
The Grove-Palm 4	\$6,971.00
The Grove-Palm 6	\$6,502.63
The Grove-Flora 5	\$4,947.19
The Grove-Audubon 7	\$4,559.01
The Grove-Arbor 8	\$6,161.04
The Grove-Waterside 9	\$3,898.50
The Grove-Flora 10	\$5,210.12
Residential	\$7,294.50
The Glades-Palm 21a	\$6,877.92
Residential	\$3,984.74
The Glades-Arbor 22	\$6,107.27
The Glades-Arbor 23	\$6,187.28
The Glades-Palms 21b	\$6,893.71
Marshes-Audubon19/20	\$4,657.40
Flora 17/18	\$5,198.65
Flora 12	\$5,292.20
Flora 13	\$5,294.70
Palm 14	\$6,425.19
Arbor 15	\$6,898.25
Palm 16	\$6,881.46
The Cove-Waterside 29	\$3,359.97
The Cove-Waterside 27/28	\$4,004.74
The Preserve-Arbor 11	\$6,255.18
San Mateo/San Mateo II	\$13,256.20
The Hammocks-Celestial	\$5,874.82
Commercial	\$9,396.17

Sector 3	Assessment/Acre
Pelican Landing	\$3,083.92
Egret Landing	\$3,699.76
Mallard Landing	\$3,678.41
Cascade Falls	\$5,179.82
Sierra Falls	\$6,032.42
Savannah Falls	\$6,144.94
Cedar Falls	\$5,129.09
Vista Meadows	\$6,038.53
Fairfield Meadows	\$5,297.00
Camden Meadows	\$5,142.10
Highland Meadows	\$4,697.45
San Sebastian Manor	\$6,910.90
San Messina Manor	\$7,154.86
San Sebastian Village	\$12,052.78
San Messina Village	\$13,496.09
Sector 4	Assessment/Acre
Somerset	\$6,802.13
Cameron Lake	\$5,368.35
Hampton Lake	\$4,372.82
Verona Lake I	\$4,576.33
Fairfax Lake	\$4,104.10
Carrington Lake	\$5,647.92
Cambridge Lake	\$5,357.18
Stanton Lake	\$6,363.74
Springside Lake	\$6,285.37
Heritage Lake	\$4,734.64
Manor Homes of San Remo	\$7,597.73
Village Homes of San Remo	\$13,606.96
Commercial	\$9,396.17

Sector 5	Assessment/Acre
Sunset Spring	\$4,514.25
Laguna Spring	\$4,962.00
Bermuda Spring	\$6,574.74
FP & L	\$1,666.25
Emerald Isle	\$8,027.86
Sector 6	Assessment/Acre
Palm Island	\$3,360.48
Orchid Island	\$4,322.77
Jasmine Island	\$4,386.82
Hibiscus Island	\$5,475.32
Camellia Island	\$5,228.45
Maple Island	\$3,623.69
San Michelle II	\$29,587.81
San Michelle	\$24,021.96
Mariposa Pointe	\$4,569.91
Mizner Place	\$12,413.64
Commercial	\$9,396.17
Sector 7	Assessment/Acre
Grand Oak	\$4,253.41
The Pointe	\$4,357.21
The Fairways	\$4,444.26
The Laurels I	\$3,459.98
The Laurels	\$2,882.68
Water Oak I	\$3,543.37
Lakewood	\$4,271.34
Cypress	\$3,258.37
Riviera	\$2,710.59
Meadowood	\$3,609.49
Oakbrooke	\$4,505.57
Edgewater	\$3,999.09
Mayfair	\$3,931.59
Retreat	\$3,827.69
Royal Palm	\$3,102.31
Princeton	\$3,451.52
Eagle Watch	\$4,097.80
Eagle Run I	\$4,025.48
Eagle Run II	\$4,038.14
Jardin	\$4,501.06
Jardin II	\$4,286.74
Bay Pointe	\$4,144.97
Monterey	\$3,769.01
Bay Isle	\$4,345.05
Hunter's Pointe	\$4,158.73
Harbour View	\$4,596.34
Montclair	\$3,875.33
Victoria Pointe/Isle	\$3,551.66
Poinciana	\$3,483.34
Provence	\$3,366.79
Hunter's Run	\$4,010.57
Courtside	\$2,325.98
Legends	\$6,925.20
Golf Course I	\$468.54
Golf Course II	\$431.50

Sector 8	Assessment/Acre
Windmill Lake Estates	\$1,846.68
The Grove	\$13,584.93
Sector 9 & 10	Assessment/Acre
Oakridge	\$4,286.62
Heron Ridge	\$4,664.29
Heron Ridge II	\$4,694.98
Falcon Ridge	\$4,974.20
Sabal Ridge	\$5,766.87
Magnolia Ridge	\$6,582.09
Pine Ridge Villas	\$7,332.76
Laurel Ridge	\$5,233.96
Fox Ridge	\$5,200.00
Fern Ridge	\$5,146.38
Mahogany Ridge	\$6,790.89
Willow Ridge	\$6,116.06
Cypress Ridge	\$5,215.29
Lake Ridge	\$4,119.23
San Simeon Village	\$13,046.01
Sector 11a	Assessment/Acre
Windmill Isle	\$1,060.13
Windmill Estates	\$1,625.72
Weston Place	\$5,958.25
Windmill Prof.	\$9,385.90
Commercial	\$9,396.17
Sector 11b	Assessment/Acre
IOC I	\$5,282.36
IOC II	\$5,269.73
Sector 12	Assessment/Acre
Executive Homes	\$4,545.82
Patio Homes	\$9,167.57
Captiva Cay	\$5,954.15
Waterford Landing	\$4,805.64
Coral Harbour	\$6,227.45
Garden Homes	\$9,648.34
Village Homes	\$14,427.22
Commercial	\$9,396.17
Sector 13	Assessment/Acre
Tequesta Point Lake	\$3,719.70
Fairlake	\$8,457.65
Sector 14	Assessment/Acre
Park of Commerce	\$5,302.63
Sector 15	Assessment/Acre
Park of Commerce	\$5,302.63
Sector 16	Assessment/Acre
Opal Creek	\$7,385.54
Sapphire Point	\$5,828.53
Diamond Lake	\$5,029.73
Diamond Cay	\$4,890.15
Sapphire Shores	\$6,555.88
Ruby Cove	\$5,483.02
Emerald Court	\$17,599.26
The Palms at Weston	\$20,614.04
Weston Commons	\$9,402.60

INDIAN TRACE BASIN II SPECIAL ASSESSMENTS

The assessments are based upon a formula where water management benefits are apportioned to specific properties based on their size and road rights-of-way benefits are apportioned to specific properties based on their trip generation characteristics. The following table reflects the proposed assessment schedules.

Water Management	Assessment/Acre
	\$2.77
Basin II Rights-of-Way	Assessment/Parcel
Windmill Reserve	\$574.03

INDIAN TRACE BASIN II ISLES AT WESTON SPECIAL ASSESSMENTS

The assessments are based upon a formula where water management benefits are apportioned to specific properties based on their size and road rights-of-way benefits are apportioned to specific properties based on their trip generation characteristics. The following table reflects the proposed assessment schedules.

Water Management	Assessment/Acre
	\$2.77
Isles at Weston	Assessment/Parcel
Isles at Weston 55	\$1,489.38
Isles at Weston 65	\$1,655.81
Isles at Weston 80	\$1,905.46

BONAVENTURE DEVELOPMENT DISTRICT SPECIAL ASSESSMENTS

The assessments are based upon a formula where water management benefits are apportioned to specific properties based on their size and road rights-of-way benefits are apportioned to specific properties based on their trip generation characteristics. The following table reflects the proposed assessment schedules.

Rights-of-Way & Debt	Assessment/Unit
Single Family	\$609.38
Multi-Family	\$385.24
Rental	\$422.17
Hotel/Timeshare	\$524.05
Single Family - Debt Exempt	\$411.95
Multi-Family - Debt Exempt	\$260.43
Water Management & Rights-of-Way & Debt	Assessment/Acre
Commercial	\$14,851.91
Golf Course	\$892.01
Clubhouse	\$7,120.90
Water Management	Assessment/Acre
	\$524.15

Copies of the Preliminary Assessment Resolutions, initiating the annual process of updating the Assessment Rolls and imposing the Solid Waste Collection Special Assessments, Fire Services Special Assessments, Indian Trace Basin I Capital, Operations and Maintenance Special Assessments; Indian Trace Basin II Operations and Maintenance Special Assessments; Indian Trace Basin II Isles at Weston Special Assessment Area Capital, Operations and Maintenance Special Assessments; and Bonaventure Development District Capital, Operations and Maintenance Special Assessments, and the Preliminary Special Assessment Rolls, for the upcoming fiscal year are available for inspection at the Office of the City Clerk, at Weston City Hall, 17200 Royal Palm Boulevard, Weston, Florida.

The assessments will be collected by the Tax Collector as set forth on the ad valorem property tax bill, which will be mailed in November 2019, 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.

If you have any questions, please contact the Budget Director at (954) 385-2000, Monday thru Thursday between 8:30 A.M. and 5:30 P.M. and Friday between 8:30 A.M. and 3:00 P.M.

Patricia A. Bates, MMC
City Clerk
City of Weston, Florida