



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 2023/2024 within the City of Weston, for the fiscal year commencing October 1, 2023 and ending September 30, 2024.

The Public Hearings will be held on Wednesday, September 13, 2023 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 48 hours in advance to request such accommodations.

SOLID WASTE COLLECTION SPECIAL ASSESSMENTS

The assessments shall be \$422.23 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, 2023. 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, 2023. 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	\$638.44
Multi-Family Residential	\$654.61

NON RESIDENTIAL PROPERTY USE CATEGORIES	Parcel Classification (in square foot ranges)	Commercial/Office Rate Per Unit	Industrial Warehouse Rate Per Unit
	< 1,999	\$1,269.74	\$432.49
	2,000 - 3,499	\$2,569.05	\$894.55
	3,500 - 4,999	\$4,095.21	\$1,164.84
	5,000 - 9,999	\$5,757.87	\$1,571.63
	10,000 - 19,999	\$11,302.44	\$2,929.96
	20,000 - 29,999	\$21,739.20	\$4,994.24
	30,000 - 39,999	\$32,145.26	\$7,027.82
	40,000 - 49,999	\$42,166.57	\$8,676.65
	50,000 - 74,999	\$51,278.68	\$9,416.28
	75,000 - 99,999	\$73,070.02	\$10,276.42
	100,000 - 124,999	\$95,097.80	\$11,373.00
	125,000 - 149,999	\$118,520.16	\$13,864.16
	150,000 - 199,999	\$142,347.31	\$16,760.11
	200,000 - 299,999	\$186,777.69	\$19,328.09
	≥ 300,000	\$275,660.18	\$24,485.78

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 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.

Sector	Assessment/Acre	Property	Assessment/Acre
Sector 1		The Cove-Waterside 27/28	\$4,936.81
	Commercial	The Preserve-Arbor 11	\$7,514.63
Sector 2		San Mateo/San Mateo II	\$15,690.97
	The Grove-Arbor 1	The Hammocks-Celestial	\$7,108.23
	The Grove-Audubon 2	Commercial	\$10,987.54
	The Grove-Flora 3	Sector 3	
	The Grove-Palm 4	Pelican Landing	\$3,862.96
	The Grove-Palm 6	Egret Landing	\$4,568.48
	The Grove-Flora 5	Mallard Landing	\$4,562.61
	The Grove-Audubon 7	Cascade Falls	\$6,291.23
	The Grove-Arbor 8	Sierra Falls	\$7,258.63
	The Grove-Waterside 9	Savannah Falls	\$7,378.12
	The Grove-Flora 10	Cedar Falls	\$6,226.60
	Residential	Vista Meadows	\$7,277.90
	The Glades-Palm 21a	Fairfield Meadows	\$6,416.07
	Residential	Camden Meadows	\$6,238.39
	The Glades-Arbor 22	Highland Meadows	\$5,736.56
	The Glades-Arbor 23	San Sebastian Manor	\$8,186.76
	The Glades-Palms 21b	San Messina Manor	\$8,603.06
	Marshes-Audubon 19/20	San Sebastian Village	\$14,088.10
	Flora 17/18	San Messina Village	\$16,012.49
	Flora 12	Sector 4	
	Flora 13	Somerset	\$8,233.60
	Palm 14	Cameron Lake	\$6,520.38
	Arbor 15	Hampton Lake	\$5,415.52
	Palm 16	Verona Lake I	\$5,618.98
	The Cove-Waterside 29	Fairfax Lake	\$5,075.81

Carrington Lake	\$6,839.81	Courtside	\$2,946.73
Cambridge Lake	\$6,500.07	Legends	\$8,437.60
Stanton Lake	\$7,652.51	Golf Course I	\$589.87
Springside Lake	\$7,553.41	Golf Course II	\$540.72
Heritage Lake	\$5,777.44	Sector 8	Assessment/Acre
Manor Homes of San Remo	\$9,152.79	Windmill Lake Estates	\$2,357.52
Village Homes of San Remo	\$16,160.86	The Grove	\$16,128.72
Commercial	\$10,987.54	Sector 9 & 10	Assessment/Acre
Sector 5	Assessment/Acre	Oakridge	\$5,254.55
Sunset Spring	\$5,547.36	Heron Ridge	\$5,697.13
Laguna Spring	\$6,079.71	Heron Ridge II	\$5,728.63
Bermuda Spring	\$7,901.11	Falcon Ridge	\$6,038.91
FP & L	\$2,190.75	Sabal Ridge	\$6,954.58
Emerald Isle	\$9,582.50	Magnolia Ridge	\$7,895.34
Sector 6	Assessment/Acre	Pine Ridge Villas	\$8,754.90
Palm Island	\$4,211.63	Laurel Ridge	\$6,356.60
Orchid Island	\$5,313.64	Fox Ridge	\$6,303.33
Jasmine Island	\$5,366.70	Fern Ridge	\$6,237.91
Hibiscus Island	\$6,562.49	Mahogany Ridge	\$8,117.01
Camellia Island	\$6,338.53	Willow Ridge	\$7,362.51
Maple Island	\$4,496.46	Cypress Ridge	\$6,329.44
San Michelle II	\$34,934.96	Lake Ridge	\$5,059.75
San Michelle	\$29,198.27	San Simeon Village	\$15,417.04
Mariposa Pointe	\$5,459.33	Sector 11a	Assessment/Acre
Mizner Place	\$14,501.66	Windmill Isle	\$1,371.21
Commercial	\$10,987.54	Windmill Estates	\$2,084.84
Sector 7	Assessment/Acre	Weston Place	\$7,083.86
Grand Oak	\$5,228.49	Windmill Prof.	\$11,018.30
The Pointe	\$5,339.37	Commercial	\$10,987.54
The Fairways	\$5,420.19	Sector 11b	Assessment/Acre
The Reserve I	\$4,345.84	IOC I	\$6,278.94
The Laurels	\$3,594.14	IOC II	\$6,632.65
Water Oak I	\$4,399.26	Sector 12	Assessment/Acre
Lakewood	\$5,257.44	Executive Homes	\$5,580.18
Cypress	\$4,072.39	Patio Homes	\$11,194.70
Riviera	\$3,428.29	Captiva Cay	\$7,258.70
Meadowood	\$4,473.39	Waterford Landing	\$5,897.38
Oakbrooke	\$5,503.12	Coral Harbour	\$7,545.66
Edgewater	\$4,939.75	Garden Homes	\$11,547.95
Mayfair	\$4,878.40	Village Homes	\$17,262.14
Retreat	\$4,783.66	Commercial	\$10,987.54
Royal Palm	\$3,916.07	Sector 13	Assessment/Acre
Princeton	\$4,308.17	Tequesta Point Lake	\$4,635.12
Eagle Watch	\$5,050.52	La Morada	\$9,907.91
Eagle Run I	\$4,966.95	Sector 14	Assessment/Acre
Eagle Run II	\$4,990.53	Park of Commerce	\$6,299.07
Jardin	\$5,513.60	Sector 15	Assessment/Acre
Jardin II	\$5,246.44	Park of Commerce	\$6,299.07
Bay Pointe	\$5,076.75	Sector 16	Assessment/Acre
Monterey	\$4,674.96	Opal Creek	\$8,849.72
Bay Isle	\$5,317.69	Sapphire Point	\$7,062.39
Hunter's Pointe	\$5,075.16	Diamond Lake	\$6,146.90
Harbour View	\$5,644.66	Diamond Cay	\$6,033.79
Montclair	\$4,818.96	Sapphire Shores	\$7,898.75
Victoria Pointe/Isle	\$4,382.85	Ruby Cove	\$6,669.70
Poinciana	\$4,365.31	Emerald Court	\$21,038.71
Provence	\$4,193.65	The Palms at Weston	\$23,836.71
Hunter's Run	\$4,889.94	Weston Commons	\$11,001.41

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.

Basin II Rights-of-Way	Assessment/Unit
Windmill Reserve	\$659.44

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.

Isles at Weston	Assessment/Unit
Isles at Weston 55	\$1,435.62
Isles at Weston 65	\$1,576.75
Isles at Weston 80	\$1,788.45

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	Assessment/Unit
Single-Family	\$482.92
Multi-Family	\$305.29
Rental	\$334.56
Hotel/Timeshare	\$415.30

Water Management & Rights-of-Way	Assessment/Acre
Commercial	\$11,600.61
Golf Course	\$857.39
Clubhouse	\$5,651.00

Water Management	Assessment/Acre
	\$574.29

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 2023, 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