



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 AUTOMATED RESIDENTIAL CURBSIDE SOLID WASTE COLLECTION; FIRE PROTECTION AND FIRE PREVENTION 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 Automated Residential Curbside Solid Waste Collection, Fire Protection and Fire Prevention 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 2024/2025 within the City of Weston, for the fiscal year commencing October 1, 2024 and ending September 30, 2025.

The Public Hearings will be held on Thursday, September 12, 2024 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.

AUTOMATED RESIDENTIAL CURBSIDE 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 automated residential curbside solid waste service for which a Certificate of Occupancy is issued after October 1, 2024. The interim assessment shall be one twelfth (1/12) of the annual amount for each month that is remaining in the fiscal year.

FIRE PROTECTION AND FIRE PREVENTION 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, 2024. 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	\$703.49
Multi-Family Residential	\$722.15

NON RESIDENTIAL PROPERTY USE CATEGORIES	Parcel Classification (in square foot ranges)	Commercial/Office Rate Per Unit	Industrial Warehouse Rate Per Unit
	< 1,999	\$1,419.70	\$441.99
	2,000 - 3,499	\$2,919.95	\$964.52
	3,500 - 4,999	\$4,697.92	\$1,275.92
	5,000 - 9,999	\$6,627.18	\$1,738.61
	10,000 - 19,999	\$13,065.67	\$3,288.53
	20,000 - 29,999	\$25,197.94	\$5,643.66
	30,000 - 39,999	\$37,370.01	\$8,038.59
	40,000 - 49,999	\$48,999.19	\$9,890.63
	50,000 - 74,999	\$59,659.75	\$10,774.05
	75,000 - 99,999	\$85,201.64	\$11,873.09
	100,000 - 124,999	\$111,009.49	\$13,238.09
	125,000 - 149,999	\$138,379.91	\$16,165.66
	150,000 - 199,999	\$166,358.01	\$19,700.91
	200,000 - 299,999	\$218,242.82	\$22,700.02
	≥ 300,000	\$322,374.88	\$29,060.68

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	Commercial	The Cove-Waterside 29	\$4,494.58	
		The Cove-Waterside 27/28	\$5,254.14	
Sector 2	The Grove-Arbor 1	The Preserve-Arbor 11	\$7,930.44	
	The Grove-Audubon 2	San Mateo/San Mateo II	\$16,476.90	
	The Grove-Flora 3	The Hammocks-Celestial	\$7,519.31	
	The Grove-Palm 4	Commercial	\$11,492.66	
	The Grove-Palm 6	Sector 3	Pelican Landing	\$4,132.22
	The Grove-Flora 5		Egret Landing	\$4,864.68
	The Grove-Audubon 7	Mallard Landing	\$4,865.47	
	The Grove-Arbor 8	Cascade Falls	\$6,663.44	
	The Grove-Waterside 9	Sierra Falls	\$7,664.34	
	The Grove-Flora 10	Savannah Falls	\$7,785.00	
Residential	Cedar Falls	\$6,593.91		
The Glades-Palm 21a	Vista Meadows	\$7,688.92		
Residential	Fairfield Meadows	\$6,789.57		
The Glades-Arbor 22	Camden Meadows	\$6,605.00		
The Glades-Arbor 23	Highland Meadows	\$6,086.72		
The Glades-Palms 21b	San Sebastian Manor	\$8,603.37		
Marshes-Audubon19/20	San Messina Manor	\$9,081.75		
Flora 17/18	San Sebastian Village	\$14,730.36		
Flora 12	San Messina Village	\$16,828.05		
Flora 13	Sector 4	Somerset	\$8,711.04	
Palm 14		Cameron Lake	\$6,906.12	
Arbor 15		Hampton Lake	\$5,772.14	
Palm 16				

Verona Lake I	\$5,972.47	Hunter's Run	\$5,186.33		
Fairfax Lake	\$5,407.76	Courtside	\$3,163.31		
Carrington Lake	\$7,237.55	Legends	\$8,945.97		
Cambridge Lake	\$6,882.23	Golf Course I	\$632.01		
Stanton Lake	\$8,078.57	Golf Course II	\$578.48		
Springside Lake	\$7,972.31	Sector 8	Assessment/Acre		
Heritage Lake	\$6,128.55			Windmill Lake Estates	\$2,536.77
Manor Homes of San Remo	\$9,652.14	The Grove	\$16,954.08		
Village Homes of San Remo	\$16,990.08	Sector 9 & 10	Assessment/Acre		
Commercial	\$11,492.66			Oakridge	\$5,582.14
Sector 5	Assessment/Acre	Heron Ridge	\$6,045.28		
		Sunset Spring	\$5,897.92	Heron Ridge II	\$6,076.65
		Laguna Spring	\$6,457.79	Falcon Ridge	\$6,395.32
		Bermuda Spring	\$8,339.22	Sabal Ridge	\$7,348.77
		FP & L	\$2,378.50	Magnolia Ridge	\$8,328.01
		Emerald Isle	\$10,091.06	Pine Ridge Villas	\$9,220.23
Sector 6	Assessment/Acre	Laurel Ridge	\$6,732.46		
		Palm Island	\$4,505.92	Fox Ridge	\$6,671.92
		Orchid Island	\$5,649.97	Fern Ridge	\$6,602.52
		Jasmine Island	\$5,697.59	Mahogany Ridge	\$8,551.76
		Hibiscus Island	\$6,945.03	Willow Ridge	\$7,775.22
		Camellia Island	\$6,709.37	Cypress Ridge	\$6,702.27
		Maple Island	\$4,795.54	Lake Ridge	\$5,378.75
		San Michelle II	\$36,654.01	San Simeon Village	\$16,180.38
		San Michelle	\$30,936.02	Sector 11a	Assessment/Acre
		Mariposa Pointe	\$5,753.38		
Mizner Place	\$15,159.51	Windmill Estates	\$2,246.46		
Commercial	\$11,492.66	Weston Place	\$7,458.13		
Sector 7	Assessment/Acre	Windmill Prof.	\$11,524.44		
		Grand Oak	\$5,559.41	Commercial	\$11,492.66
		The Pointe	\$5,671.63	Sector 11b	Assessment/Acre
		The Fairways	\$5,748.52		
		The Reserve I	\$4,652.79	IOC II	\$6,989.98
		The Laurels	\$3,839.03	Sector 12	Assessment/Acre
		Water Oak I	\$4,692.72		
		Lakewood	\$5,592.62	Patio Homes	\$11,877.77
		Cypress	\$4,353.20	Captiva Cay	\$7,697.45
		Riviera	\$3,678.32	Waterford Landing	\$6,267.23
Meadowood	\$4,769.08	Coral Harbour	\$7,985.90		
Oakbrooke	\$5,839.37	Garden Homes	\$12,171.88		
Edgewater	\$5,260.56	Village Homes	\$18,192.76		
Mayfair	\$5,202.68	Commercial	\$11,492.66		
Retreat	\$5,113.41	Sector 13	Assessment/Acre		
Royal Palm	\$4,199.24			Tequesta Point Lake	\$4,950.04
Princeton	\$4,603.41	La Morada	\$10,371.83		
Eagle Watch	\$5,374.88	Sector 14	Assessment/Acre		
Eagle Run I	\$5,288.34			Park of Commerce	\$6,626.48
Eagle Run II	\$5,315.64	Sector 15	Assessment/Acre		
Jardin	\$5,856.04			Park of Commerce	\$6,626.48
Jardin II	\$5,570.67	Sector 16	Assessment/Acre		
Bay Pointe	\$5,391.79			Opal Creek	\$9,331.48
Monterey	\$4,985.23	Sapphire Point	\$7,474.34		
Bay Isle	\$5,650.78	Diamond Lake	\$6,523.68		
Hunter's Pointe	\$5,383.76	Diamond Cay	\$6,407.75		
Harbour View	\$6,000.17	Sapphire Shores	\$8,343.89		
Montclair	\$5,142.92	Ruby Cove	\$7,067.80		
Victoria Pointe/Isle	\$4,666.10	Emerald Court	\$22,166.30		
Poinciana	\$4,670.26	The Palms at Weston	\$24,832.93		
Provence	\$4,478.52	Weston Commons	\$11,507.18		

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	\$685.72

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	\$1,461.90
Isles at Weston 65	\$1,603.02
Isles at Weston 80	\$1,814.72

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	\$11,907.47
Golf Course	\$1,175.55
Clubhouse	\$5,964.12

Water Management	Assessment/Acre
	\$892.75

Copies of the Preliminary Assessment Resolutions, initiating the annual process of updating the Assessment Rolls and imposing the Automated Residential Curbside Solid Waste Collection Special Assessments, Fire Protection and Fire Prevention 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 2024, 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