



# Coral Springs Improvement District

10300 NW 11<sup>th</sup> Manor

Coral Springs, FL 33071

(954) 753-0380

## NOTICE OF PUBLIC HEARING TO CONSIDER IMPOSITION AND COLLECTION OF STORMWATER NON-AD VALOREM ASSESSMENTS

\*\*\*\*THIS IS NOT A BILL\*\*\*\*

[Insert Mailing Date]

[Owners Name 1 - Col B]

[Owners Name 2 - Col C]

[Mailing Addr1 - Col D]

[Mailing District - Col E], [Mailing State - Col F] [Mailing Zip - Col G]

CORAL SPRINGS IMPROVEMENT DISTRICT PARCEL NO.: [Col A]

[Site Address - Col H]

Dear Property Owner:

As required by Section 197.3632, Florida Statutes, notice is given by the Coral Springs Improvement District (the "District") that an annual non-ad valorem assessment may be levied against your property for the fiscal year commencing October 1, 2018 ("Fiscal Year 2018-19"), and each fiscal year thereafter, to pay a portion of the annual costs incurred in operating, maintaining and capital investment of the District's stormwater drainage system.

A public hearing is scheduled for 4:00 P.M. on July 23, 2018 at the Marriot Courtyard in the City of Coral Springs, to receive public comment on the proposed non-ad valorem assessments. The address is 620 North University Drive, Coral Springs, FL 33071 All affected property owners have a right to appear at the hearing and to file written objections with the District within twenty days of this notice. If a person decides to appeal any decision made by the District Board with respect to any matter considered at the hearing, such person will need a record of the proceedings and may need to ensure that a verbatim record is made, including the testimony and evidence upon which the appeal is to be made. Persons with disabilities needing assistance to participate in any of these proceedings should contact the District Clerk at least 48 hours in advance of the meeting at (954) 753-0380.

**The total annual stormwater assessment revenue to be collected within the District for Fiscal Year 2018-19 is estimated to be \$3,850,000.** The amount of the annual stormwater assessment imposed against each property is based on an impervious area apportionment method whereby a portion of the District's annual stormwater budget is allocated to properties based upon the total impervious area of each individual parcel. The impervious area per parcel for residential properties is assigned on a tiered basis by ranges of impervious surface, and non-residential parcels are calculated on an Equivalent Residential Unit basis whereby the average impervious area for a single family home within the District is 3,834 square feet. The total impervious area for a non-residential property is divided by the ERU factor to determine the ERUs for the parcel. Information concerning the amount of the assessment proposed for the above-referenced parcel is included below.

Assessment Rate for FY 2018-19	Assessment Units for this Parcel	Assessment for FY 2018-19 for this Parcel
\$279.21 Per ERU	[COL I]	[COL J]

The FY 2018-19 assessment rate can be increased by up to 5% per year up to a maximum assessment rate not to exceed \$\_\_\_\_\_.

The non-ad valorem assessment is an annual assessment which will continue from year to year. For Fiscal Year 2018-19 and each year thereafter, the assessment will be collected by the Broward County Tax Collector pursuant to the tax bill collection method authorized by Section 197.3632, Florida Statutes, commencing in November, 2018. The annual assessment amount will include expenses incurred by the District in administering and collecting the assessment including fees imposed by the County property appraiser and tax collector, and will be adjusted as necessary to account for any statutory discounts which are necessitated when employing the efficiencies of collecting the assessments annually on the same bill as property taxes. Florida law provides that failure to pay the assessment will cause a tax certificate to be issued against the assessed property which may result in a loss of title. Unless proper steps are initiated in a court of competent jurisdiction to secure relief within 20 days from the date of District Board action at the above hearing (including the method of apportionment, the rate of assessment and the imposition of assessments), such action shall be the final adjudication of the issues presented.

If there is a mistake on this notice, it will be corrected. If you have any questions regarding your stormwater assessment, please contact the District at (954) 753-0380, Monday through Friday between 8:00 a.m. and 4:00 p.m.

**\*\*\*\*\*DO NOT SEND PAYMENT - THIS IS NOT A BILL\*\*\*\*\***