

**VILLAGE OF WELLINGTON NOTICE OF HEARING TO LEVY
AND PROVIDE FOR THE COLLECTION AND ENFORCEMENT
OF NON-AD VALOREM SPECIAL ASSESSMENTS**

Notice is hereby given that the Village Council for the Village of Wellington and located in Palm Beach County, Florida, will conduct a Public Hearing to determine whether to levy Special Assessments upon the Assessable Property described below.

The purpose of the Special Assessments is to fund the cost of certain public infrastructure improvements, collectively referred to as the Saddle Trail Park (South) Neighborhood Improvement Project, for the benefit of the Assessable Property. Such public infrastructure improvements include roadway, horse path, and potable water line works and improvements, related systems, facilities and services.

A Public Hearing to receive comments from affected real property owners as to the propriety and advisability of making such public infrastructure improvements, as to the cost thereof; as to the manner of payment thereof; and as to the amount thereof to be assessed against the Assessable Property and whether to levy special assessments to pay such costs will be held on November 10, 2015 at Wellington's regularly scheduled Council meeting starting at 7 p.m. at the Wellington Municipal Office Building located at 12300 Forest Hill Blvd., Wellington, FL 33414.

All affected real property owners have a right to appear at the Public Hearing. Actions taken by the Village Council at this public hearing, including the adoption of an assessment resolution shall be the final adjudication of the subject presented, including whether to levy the non-ad valorem special assessments, the ascertainment and declaration of special benefits peculiar to the Assessable Property, the fairness and reasonableness of the duty to pay the Special Assessments and rate of the Special Assessment, unless proper steps are timely initiated in a court of competent jurisdiction following the date of the Village Council's action at the Public Hearing.

A description of each lot or parcel of real property to be assessed and the amount to be assessed to each such lot or parcel of Assessable Property may be ascertained by all persons interested at the office of the Clerk of the Village of Wellington situated within the Wellington Municipal Office Building located at 12300 Forest Hill Blvd., Wellington, FL 33414.

If any person decides to appeal any decision made with respect to any matter considered at this Public Hearing, such persons will need a record of the proceedings and for such purpose said person may need to ensure that a verbatim record of the proceeding is made at their own expense and which record includes the testimony and evidence on which the appeal is based.

In accordance with the Americans with Disabilities Act, this document may be requested in an alternative format. Auxiliary aids or services will also be provided upon request with at least two (2) days' notice prior to the proceeding. Please contact the Village of Wellington's Manager at (561) 791-4000 for assistance.

LEGAL DESCRIPTION

All properties located within the Saddle Trail Park of Wellington P.U.D Plat, as recorded in Plat Book 41, Pages 103-105 of the Official Records of Palm Beach County, Florida, and lying south of the southern right-of-way line of Greenbriar Boulevard. This includes all lots within Blocks 76, 77, 78, 79, 80, 81, 82, 83, 84, 85 and 86, only.

All properties located within the Saddle Trail Park of Wellington Replat No. 1 as recorded in Plat Book 108, Pages 118-119 of the Official Records of Palm Beach County, Florida. This includes Lots 1 and 2.

Awilda Rodriguez, Clerk

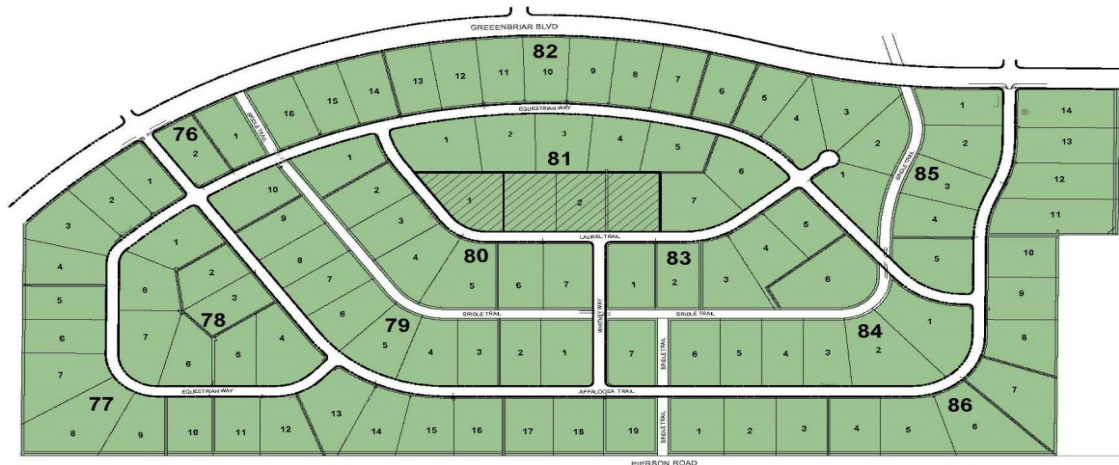
Dated: September 29, 2015

Publish: The Palm Beach Post
October 4, 2015
October 11, 2015

**VILLAGE OF WELLINGTON
NOTICE OF INTENT TO IMPOSE SPECIAL ASSESSMENTS
FOR THE SADDLE TRAIL PARK (SOUTH)
NEIGHBORHOOD IMPROVEMENT PROJECT**



SADDLE TRAIL PARK - (SOUTH) - PLAT



**SADDLE TRAIL PARK - (SOUTH)
WELLINGTON, FLORIDA
EXHIBIT "B"**

**PROPERTIES WITHIN
SADDLE TRAIL PARK SOUTH
TO BE ASSESSED
103 LOTS TOTAL**

LEGEND:

86 BLOCK NUMBER
6 LOT NUMBER



NOTES:

BLOCKS 76, 77, 78, 79, 80, 81, 82, 83, 84, 85 AND 86 OF THE PLAT OF SADDLE TRAIL PARK OF WELLINGTON AS RECORDED IN PLAT BOOK 41, PAGES 103, 104 & 105 AND THE PLAT OF SADDLE TRAIL PARK OF WELLINGTON REPLAT NO. 1 RECORDED IN PLAT BOOK 108, PAGES 118-119 OF THE OFFICIAL RECORDS OF PALM BEACH COUNTY, FLORIDA.

LOTS 8, 9, 10 & 11 OF BLOCK 81 FROM THE ORIGINAL PLAT OF SADDLE TRAIL PARK OF WELLINGTON WERE RECOMBINED PER PLAT BOOK 108, PAGES 118-119, OF THE OFFICIAL RECORDS OF PALM BEACH COUNTY, FL.

RESOLUTION NO. 2015- 70

A RESOLUTION OF THE VILLAGE COUNCIL FOR THE VILLAGE OF WELLINGTON REPEALING RESOLUTIONS 2015-17, 2015-18 AND 2015-27; DECLARING ITS INTENT TO IMPOSE SPECIAL ASSESSMENTS UPON THE HEREIN DESIGNATED REAL PROPERTY; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THOSE IMPROVEMENTS WHICH COST IS TO BE DEFRAID BY THE SPECIAL ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE IMPROVEMENTS TO BE DEFRAID BY THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS MAY BE PREPAID; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; AUTHORIZING THE PREPARATION OF A

PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR A PUBLIC HEARING TO CONSIDER THE ADVISABILITY AND PROPRIETY OF SAID SPECIAL ASSESSMENTS AND THE RELATED IMPROVEMENTS; PROVIDING FOR NOTICE OF SAID PUBLIC HEARING; PROVIDING FOR PUBLICATION OF THIS RESOLUTION; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Village of Council (the “Village Council”) of the Village of Wellington, previously adopted Resolutions 2015-17, 2015-18 and 2015-27 and has since determined that it is appropriate to repeal each of them; and

WHEREAS, the Village Council for the Village of Wellington hereby determines to commence the Ch. 170, Florida Statutes, process in order to finance, fund, plan, design, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain those public improvements (the “Improvements”) described in the plans and specifications (together the “Saddle Trail Plans and Specifications”) which are available for review at Wellington’s Municipal Office Building located at 12300 Forest Hill Blvd., Wellington, FL 33414 (the “Wellington Municipal Office Building”); and

WHEREAS, the Village of Wellington is empowered by its Charter and Chapter 170, Florida Statutes (together herein referred to as the “Act”) to finance, fund, plan, design, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the Improvements and to impose, levy, and collect the herein below described Special Assessments upon the assessable real property described in attached Exhibit “A” (the “Assessable Property”); and

WHEREAS, the Village Council finds that it is in the best interest of the Village of Wellington to pay the cost of the Improvements by imposing, levying, and collecting non-ad valorem assessments (the “Special Assessments”) pursuant to the Act; and

WHEREAS, the Village Council hereby determines that benefits will accrue to all of the Assessable Property, that the amount of said benefits, and that the Special Assessments will be made in proportion to the benefits received as set forth in the Preliminary Special Assessment Methodology Report, (the “Assessment Methodology”) which is attached to this Resolution, identified as Exhibit “B” and incorporated by this reference as part of this Resolution and on file in the Wellington Municipal Office Building; and

WHEREAS, the Village Council hereby finds and determines that the Special Assessments to be levied will not exceed the benefits to the Assessable Property.

NOW, THEREFORE, BE IT RESOLVED BY THE VILLAGE COUNCIL FOR THE VILLAGE OF WELLINGTON THAT:

1. The foregoing “Recitals” are true and correct and incorporated herein by this reference.

2. Resolutions 2015-17, 2015-18 and 2015-27 are hereby repealed.
3. The Special Assessments shall be levied to defray the cost of the Improvements.
4. The nature of the Improvements generally consists of those roadway, horse path and potable water line systems, facilities and/or services as are more particularly described in the Saddle Trail Plans and Specifications on file in the Wellington Municipal Office Building, which Saddle Trail Plans and Specifications are by this reference incorporated herein and made a part hereof.
5. The general locations of the Improvements are shown in the Saddle Trail Plans and Specifications and will benefit the Assessable Property, all of which is contained within the Village of Wellington.
6. The approximate and estimated construction cost of the Improvements is \$5,438,790.44 (hereinafter referred to as the "Estimated Cost").
7. The Special Assessments will defray the Estimated Cost, plus any associated financing related costs, capitalized interest, debt service reserve and contingency.
8. The manner in which the Special Assessments shall be apportioned, re-allocated, re-applied and paid shall allow the Special Assessments to be prepaid provided the Special Assessments shall not be subject to prepayment at any time after the earliest of (i) the date the debt incurred to finance the Project is issued/funded, (ii) the date on which the Village enters into a contract with an underwriter or lender that specifies the amount of the borrowing and the closing date or (iii) the last date for prepayment specified in a notice mailed by the Village to the property owner's not later than 30 days before such final date and as contained within the Methodology Report that is available for inspection at the Wellington Municipal Office Building. The Special Assessments will be levied on an acreage basis calculated to the fourth decimal place.
9. The Special Assessments shall be levied on the Assessable Property as designated on the Assessment Plat identified below.
10. There is on file in the Wellington Municipal Office Building an Assessment Plat showing the Assessable Property to be assessed and the Saddle Trail Plans and Specifications describing the Improvements and Estimated Cost, all of which shall be open to inspection and copying by the public.
11. The Village of Wellington's Manager is hereby authorized and directed to cause to be made a preliminary assessment roll (the "Preliminary Assessment Roll") for the Assessable Property as promptly as possible, which shall show the lots and parcels of Assessable Property that are to be assessed, the amount of benefits to and the assessment against each such lot or parcels and the number of annual Special Assessment installments to be levied.

12. If the Village of Wellington incurs financing obligations for payment of the Estimated Cost of the Improvements, the Special Assessments shall be paid in not more than thirty (30) annual installments payable at the same time and in the same manner as are ad-valorem taxes and as prescribed by Chapter 197, Florida Statutes; provided, however, that in the event the non-ad-valorem assessment method of collecting the Special Assessments is not available to the Village of Wellington in any year, or the Village Council determines not to utilize the provisions of Chapter 197, Florida Statutes, the Special Assessments may be collected as is otherwise permitted by law.

13. Upon completion of the Preliminary Assessment Roll, the Village Council may adopt a subsequent resolution to fix a time and place at which the owners of the Assessable Property to be assessed or any other persons interested therein may appear before the Village Council and be heard as to the propriety and advisability of the Special Assessments or the making of the Improvements, the Estimated Cost thereof, the manner of payment therefore, or the amount thereof to be assessed against each lot or parcel of Assessable Property.

14. Pursuant to Section 170.05, Florida Statutes, the Village of Wellington's Clerk is hereby directed to cause this Resolution to be published twice in a newspaper of general circulation within Palm Beach County, Florida.

15. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 10th day of September, 2015.

ATTEST:

VILLAGE OF WELLINGTON

By: _____
Awilda Rodriquez, Clerk

By: _____
Bob Margolis, Mayor

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

By: _____
Laurie Cohen, Village Attorney

Awilda Rodriguez, Clerk

Dated: September 29, 2015

Publish: The Palm Beach Post
October 4, 2015
October 11, 2015

**NOTICE BY VILLAGE OF WELLINGTON OF INTENT TO
USE THE UNIFORM METHOD OF COLLECTION OF A
NON-AD VALOREM ASSESSEMENT**

Notice is hereby given to all owners of lands located within the boundaries of the Village of Wellington that the Village of Wellington intends to use the uniform method for collecting non-ad valorem assessments levied by the Village of Wellington pursuant to Section 197.3632, Florida Statutes, and that the Village Council will hold a Public Hearing on November 10, 2015, at 7:00 p.m. at the Wellington Municipal Office Building located at 12300 Forest Hill Boulevard, Wellington, FL 33414.

The purpose of the Public Hearing is to consider adoption of a Resolution authorizing the Village of Wellington to use the uniform method of collecting non-ad valorem assessments as provided in Section 197.3632, F.S.

The Village of Wellington has adopted a non-ad valorem assessment for the design, implementation and construction of improvements for the Saddle Trail Park (South) Neighborhood which is described as follows:

All properties located within the Saddle Trail Park of Wellington P.U.D Plat, as recorded in Plat Book 41, Pages 103-105 of the Official Records of Palm Beach County, Florida, and lying south of the southern right-of-way line of Greenbriar Boulevard. This includes all lots within Blocks 76, 77, 78, 79, 80, 81, 82, 83, 84, 85 and 86, only.

All properties located within the Saddle Trail Park of Wellington Replat No. 1 as recorded in Plat Book 108, Pages 118-119 of the Official Records of Palm Beach County, Florida. This includes Lots 1 and 2.

all of which real property is located within the Village of Wellington and said non-ad valorem assessments will be levied for the first time in 2016 and annually thereafter until the purpose of such levy has been satisfied.

Interested parties may appear at the Public Hearing to be heard regarding the use by the Village of Wellington of the uniform method under Section 197.3632, F.S., of collecting such non-ad valorem assessments.

If any person decides to appeal any decision made with respect to any matter considered at this Public Hearing such person will need to record the proceedings and for such purpose such person may need to ensure that a verbatim record of the proceedings is made at their own expense and which record includes the testimony and evidence upon which the appeal is based.

In accordance with the Americans with Disabilities Act, this document may be requested in an alternative format. Auxiliary aids or services will also be provided upon request with at least

two (2) days' notice prior to the proceeding. Please contact the Village of Wellington's Manager at (561) 791-4000 for assistance.

Awilda Rodriguez
Clerk

Dated: October 5, 2015

Publish: The Palm Beach Post
October 11, 2015
October 18, 2015
October 25, 2015
November 1, 2015