

# RESOLUTION 2022-08

*of the*

**Town Council**

*for the*

**Town of Windermere, Florida**

*pertaining to*

## **The Non-Ad Valorem Assessment Roll for Lot Clean-Up**

*Whereas*, the Town Council for the Town of Windermere, Florida, adopted Ordinance No. 2008-08 on November 11, 2008, which provides that the Town of Windermere may clean-up nuisances and imminent threats to public health and safety on lots, parcels and tracts within the Town caused by the accumulation of trash, junk, or debris, living and nonliving plant material, stagnant water, and fill on property.

*Whereas*, Ordinance No. 2008-08 provides that if property owners do not pay the costs and expenses associated with the clean-up of their property, the Town may use the uniform method of collecting non-ad valorem assessments to reimburse the Town for costs and expenses incurred when the Town cleans up and remedies nuisances on property.

*Whereas*, on December 9, 2008, the Town Council adopted a Resolution declaring the intent to use, and authorizing the Town Manager and Town Attorney to take all needed actions to use, the uniform method of collecting non-ad valorem assessments as provided in section 197.3632 of the Florida Statutes, for collecting all unpaid lot clean-up costs and expenses levied pursuant to Ordinance No. 2008-08.

*Whereas*, in order to impose non-ad valorem assessments, Ordinance No. 2008-08 and subsection 197.3632(4) of the Florida Statutes requires the Town Council to hold a public hearing to adopt a non-ad valorem assessment roll which establishes the amount of the assessments, with such amendments as the Town Council deems appropriate, after hearing comments, input and objections of all interested parties.

*Whereas*, the assessment roll for the lot clean-up costs and expenses has been made available for inspection by the public.

*Whereas*, notice of the public hearing on the assessment roll has been published in the newspaper and mailed to all interested parties, as required by Ordinance No. 2008-08 and subsection 197.3632(4)(b) of the Florida Statutes, to provide notice to all interested persons of an opportunity to be heard.

***Now Therefore, Be It Resolved by the Town Council of the Town of Windermere, Florida:***

**Section 1. Recitals.** The foregoing findings are incorporated herein by reference and made a part hereof.

**Section 2. Adoption of the Non-Ad Valorem Assessment Roll for Lot Clean-Up.** The Town Council of the Town of Windermere hereby approves and adopts the non-ad valorem assessment roll for lot clean-up costs and expenses attached hereto as **Attachment A**.

**Section 3. Certification of the Assessment Roll.** The Town Council authorizes and directs the Town Manager, or his designee, to certify to the Orange County Property Appraiser, on or before September 15, 2022, the non-ad valorem assessment roll for the lot clean-up costs and expenses. The assessment roll to be certified shall consist of all adjustments, if any, as authorized by the Town Council.

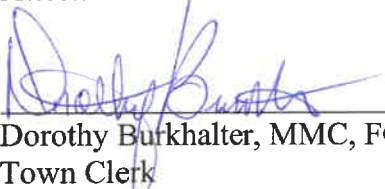
*Resolved this 9th day of August, 2022.*

**Town of Windermere, Florida**

By: Town Council

By:   
Jim O'Brien, Mayor

Attest:

  
Dorothy Burkhalter, MMC, FCRM  
Town Clerk



## ATTACHMENT A

### Non-Ad Valorem Assessment Roll for Lot Clean-Up Costs and Expenses

<u>Parcel Number</u>	<u>Property Owner(s)</u>	<u>Amount</u>	<u>Description</u>
17-23-28-9336-04-560	Gruppo Sara LLC	\$608.22	Property Abatement
06-23-28-1111-00-130	Ryestone LLC	\$1,654.11	Property Abatement
06-23-28-1111-00-130	Ryestone LLC	\$458.22	Property Abatement

**NOTICE BY THE TOWN OF WINDERMERE, FLORIDA  
OF THE PUBLIC HEARING ON THE NON-AD VALOREM ASSESSMENT ROLL  
FOR UNPAID COSTS AND EXPENSES  
FOR PROPERTY CLEAN-UP**

Notice is hereby given that a public hearing will be conducted by the Town Council of the Town of Windermere, Florida, on **August 9, 2022 at 6:00 p.m., at Town Hall, 520 Main Street, Windermere, FL 34786**, or as soon thereafter as the matter can be heard, concerning the adoption of a non-ad valorem assessment roll for unpaid costs and expenses incurred by the Town for lot clean-up. The purpose of the assessments is to reimburse the Town for costs and expenses that it incurred for the lot clean-up when the costs and expenses are not paid timely by the property owners by placing the unpaid amount as a non-ad valorem assessment on the property owner's annual property tax bill. All non-ad valorem assessments approved by the Town Council will be collected by the Orange County Tax Collector.

The following assessments will be considered by the Town Council:

<u>Parcel Number</u>	<u>Property Owner(s)</u>	<u>Amount</u>	<u>Description</u>
17-23-28-9336-04-560	Gruppo Sara LLC	\$608.22	Property Abatement
06-23-28-1111-00-130	Ryestone LLC	\$1,654.11	Property Abatement
06-23-28-1111-00-130	Ryestone LLC	\$458.22	Property Abatement

All affected property owners have the right to appear at the public hearing and to file written objections with the Town Council within 20 days of the publication of this notice. Written objections should be sent to Town of Windermere, 614 Main Street, Windermere, FL 34786, attention Dorothy Burkhalter, Town Clerk, email [dburkhalter@town.windermere.fl.us](mailto:dburkhalter@town.windermere.fl.us).

Dated July 12, 2022  
Town of Windermere, Florida  
by: Dorothy Burkhalter, MMC, FCRM, Town Clerk  
PUBLISH: The Orange Observer  
Publication date: July 18, 2022