

NOTICE TO PROPERTY OWNERS WITHIN ST. LUCIE WEST SERVICES DISTRICT

LEVY OF NON-AD VALOREM (SPECIAL) ASSESSMENTS

NOTICE IS HEREBY GIVEN that the St. Lucie West Services District will continue using the uniform method for the levy, collection, and enforcement of non-ad valorem assessments to collect (i) *benefit special assessments*, (ii) *maintenance special assessments*, and (iii) *Cascades Project benefit special assessments*. The properties subject to the *benefit special assessments* and the *maintenance special assessments* include all the lands within the District, as depicted on the map at the end of this notice. The properties subject to the *Cascades Project benefit special assessments* include all the lands within the Cascades Development, as also depicted on the map at the end of this notice.

The purpose of the *benefit special assessment* is to amortize the cost of constructing (repay bonds that financed) the District's stormwater management system. The purpose of the *maintenance special assessment* is to maintain and preserve the facilities and projects of the District. The purpose of the *Cascades Project benefit special assessment* is to amortize the cost of constructing (repay bonds that financed) infrastructure improvements specifically benefitting properties within the Cascades Development.

For fiscal year 2018 and each fiscal year thereafter unless changed by the Board of Supervisors, the District has established:

- (i) A *benefit special assessment* of \$186.00 per benefit unit within the District,
- (ii) A *maintenance special assessment* of \$111.00 per benefit unit within the District, and
- (iii) A *Cascades Project benefit special assessment* of \$140.00 per benefit unit within the Cascades Development.

Therefore, the *total of non-ad valorem assessments* to be levied by the District upon each benefit unit outside the Cascades Development is \$297.00, and the *total of non-ad valorem assessments* to be levied by the District upon each benefit unit within the Cascades Development is \$437.00. These are the amounts that will appear on the "non-ad valorem" portion of the 2017 tax bill and future bills unless changed by the Board of Supervisors for the District. All interested persons may ascertain the description of each property to be assessed and the amount to be assessed to each piece or parcel of property at the District office, 450 SW Utility Drive, Port St. Lucie, Florida 34986.

The St. Lucie West *benefit special assessment*, *maintenance special assessment*, and *Cascades Project benefit special assessment* will be levied and collected in the same manner as ad valorem taxes by the Tax Collector of St. Lucie County. Failure to pay any non-ad valorem assessment when due will result in the sale of a tax certificate against the affected property and may subject the property owner to loss of title to the property.

PLEASE NOTE: DISTRICT "NON-AD VALOREM" ASSESSMENTS ARE NOT NEW AND HAVE APPEARED ON THE TAX BILL IN PRIOR YEARS.

All affected property owners have the right to appear and be heard at a public hearing before the Board of Supervisors of the District, and have the right to file written objections with the District Manager within twenty (20) days of the date of the publication of this Notice. You may direct inquiries to the District Manager at (772) 340-0220 weekdays between 8:00 a.m. and 5:00 p.m.

Written objections should be filed with the District Manager, St. Lucie West Services District, 450 SW Utility Drive, Port St. Lucie, Florida 34986.

The public hearing will be held on Tuesday, September 12, 2017, at 9:00 a.m., or as soon thereafter as can be heard, in the District Office, 450 SW Utility Drive, Port St. Lucie, Florida 34986. At the hearing, the Board of Supervisors for the District will consider comments and objections to the *benefit special assessments*, *maintenance special assessments*, and *Cascades Project benefit special assessments*, and will approve the assessment roll as final. Upon the filing of such assessment roll with the St. Lucie County Tax Collector, the assessments shall stand as legal, valid, and binding liens, co-equal with the lien of all state, county, district, and municipal taxes, superior in dignity to all other liens, titles, and claims, until paid.

Any person requiring special accommodation at this meeting because of a disability or physical impairment should call the District office at (772) 340-0220 at least five calendar days prior to the meeting.

Any person who decides to appeal any action taken at this meeting is advised that such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made that includes the testimony and evidence upon which the appeal is to be based.

(INSERT BOUNDARY MAP)

**Board of Supervisors
St. Lucie West Services District**

PUBLISH: ST. LUCIE NEWS TRIBUNE 08/16/17