

NOTICE TO PROPERTY OWNERS WITHIN ST. LUCIE WEST SERVICES DISTRICT

LEVY OF NON-AD VALOREM (SPECIAL) ASSESSMENTS

NOTICE IS HEREBY GIVEN that commencing in fiscal year 2022-2023 and for three subsequent years (for tax bills to be received in November 2022, 2023, 2024, and 2025) the St. Lucie West Services District ("District") will use the uniform method for the levy, collection, and enforcement of new non-ad valorem assessments: the *Series 2021-2 Project special assessments*. The purpose of the *Series 2021-2 Project special assessments* is to amortize the cost of constructing (repay bonds that will finance) Water Management Improvement Project No. 3 ("Series 2021-2 Project") to the District's stormwater management system, benefitting all lands within the District.

For fiscal year 2022-23, and each of the two following fiscal years, the District proposes a *Series 2021-2 Project special assessment* of \$34.84 per benefit unit within the District. For fiscal year 2025-26, the special assessment is \$220 per benefit unit within the District.

During this period, the District will continue using the uniform method for the levy, collection, and enforcement of existing non-ad valorem assessments to collect (i) *benefit special assessments*, and (ii) *maintenance special assessments*. 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 amounts for all of these assessments will appear on the "non-ad valorem" portion of the 2022 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 S.W. Utility Drive, Port St. Lucie, Florida 34986.

The St. Lucie West *Series 2021-2 Project special assessments*, *benefit special assessments*, and *maintenance special assessments* 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: ONLY THE SERIES 2021-2 PROJECT SPECIAL ASSESSMENTS ARE NEW. THE BENEFIT SPECIAL ASSESSMENTS AND THE MAINTENANCE SPECIAL 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 initial 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 S.W. Utility Drive, Port St. Lucie, Florida 34986.

The public hearing to consider the proposed Series 2021-2 Project special assessments will be held on Tuesday, October 5, 2021, at 9:00 a.m., or as soon thereafter as may be heard, in the Board Meeting Room, 450 S.W. Utility Drive, Port St. Lucie, Florida. At the hearing, the Board of Supervisors for the District will consider comments and objections to the *Series 2021-2 Project special assessments*, and will consider approving 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 MAP OF SERIES 2021-2 PROJECT BENEFIT AREA]

Board of Supervisors
St. Lucie West Services District
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